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Tewkesbury, GL20 6EB
Tel: +44 (0) 1684 870 870 Fax: +44 (0) 1684 878 202
email: info@ads-design.co.uk

CLIENT

Seraphine Hotels

PROJECT

Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

Proposed Ground Floor General Arrangement

SCALE 1:100	SHEET A1
DATE Sep 2015	DRAWN RTT
TICK & DATE IF PRELIMINARY	PRELIMINARY

DRAWING NUMBER	
200	-

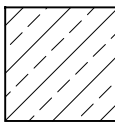
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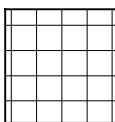
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FLOORING KEY

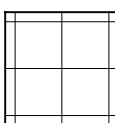
Floor junctions generally.
Supply and install thin L-section stainless steel floor trim.
All finished floors to be level and flush to provide level access without trip hazards.
Floor trims to be approved by Designer prior to installation.



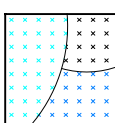
Flooring Type A - LAM 001 *
Egger Light Laminate Flooring. 11mm thk. x 135mm x 1291mm.
Ensure that all joints are staggered.
H1062 S141- Chalky Oak



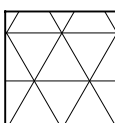
Flooring Type B - T 001
British Ceramic Tiles. Ceramic Chevron Matt Tile
BC128710 Feature Floor Tile. 331mm x 331mm.
Illusion Grey
Grout - Mapei 110 Manhattan 2000 (Light Grey)



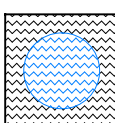
Flooring Type C - T 004 *
Front Entrance Tile
British Ceramic Tiles. Ceramic Textured Tile
BC139068 Feature Floor Tile. 615mm x 615mm.
Portland Grey.
Grout - Mapei 114 Anthracite (Dark Grey)



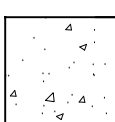
Flooring Type D - ACC006 Dot Rugs
Ege Carpets.
Grey - Pantone 430;
Blue - Pantone 3025;
Teal - Pantone 7474.
Inset rugs to have thin L-section profile stainless steel floor trim, rugs, trim & tiles to finish flush
Design will consist of 3 overlapping circles in the 3 colours above made in 1 piece.
Contact: Julie Roland - 07595 056064



Flooring Type E - C001 Geometric Carpet
Ege Carpet. SKU-150112-980
Design: EQ83426A. Version 2

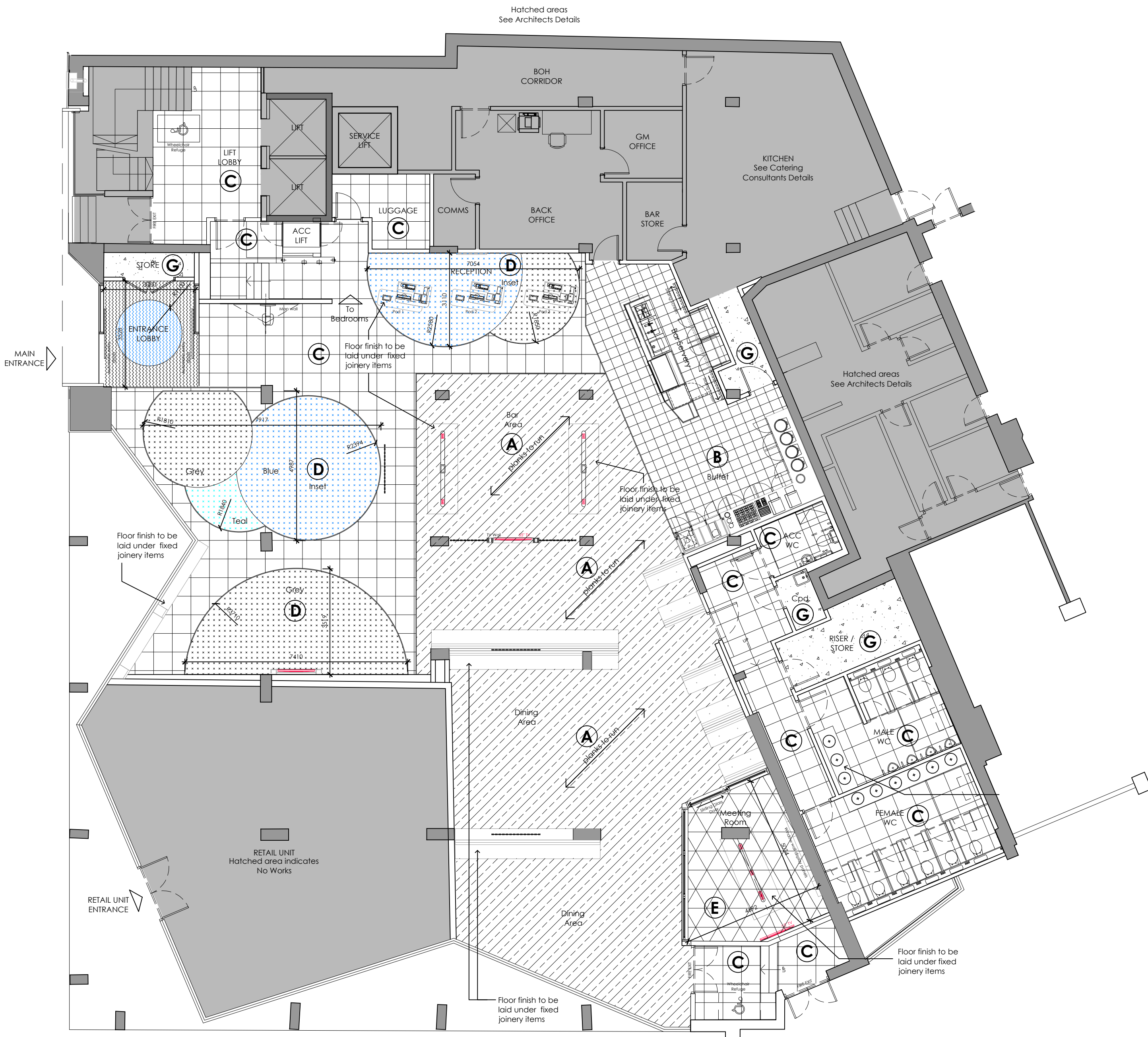


Flooring Type F - ACC007 Spot Entrance Mat
Forbo Flooring. Coral Duo or Coral Classic.
Blue coloured dot design centred to doors.
Size as indicated on drawing.



Flooring Type G - New Altro Safety Flooring
Designer 25. 2.5mm thick. Storm D25903 (Grey)
Installed to Manufactures recommendations.

*Specification is likely to change.
IHG is currently reviewing alternative floor tiles and timber / timber effect flooring options.



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CLIENT

Seraphine Hotels

PROJECT

Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

Proposed Ground Floor
Floor Finishes Layout

SCALE 1:100	SHEET A1
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DATE Sep 2015	DRAWN RTT
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TICK & DATE IF PRELIMINARY	PRELIMINARY
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DRAWING NUMBER	
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201	-
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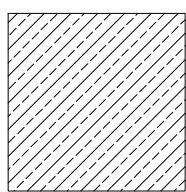
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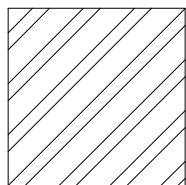
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Note:
All ceiling heights are schematic and are indicative only.
Refer to Architects details.

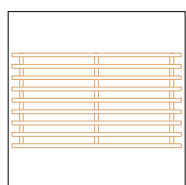
CEILING KEY



Ceiling A - Ceiling Point Finish
Hatched area indicates new MF plasterboard ceiling to heights indicated.
Decorate with Min. 2no. full coats Dulux Trade Vinyl Matt Emulsion Dark Grey Dulux 308B 16/031.



Ceiling B - Ceiling Point Finish
Hatched area indicates new MF plasterboard ceiling to heights indicated.
Decorate with Min. 2no. full coats Dulux Trade Vinyl Matt Emulsion White - 10B 83006

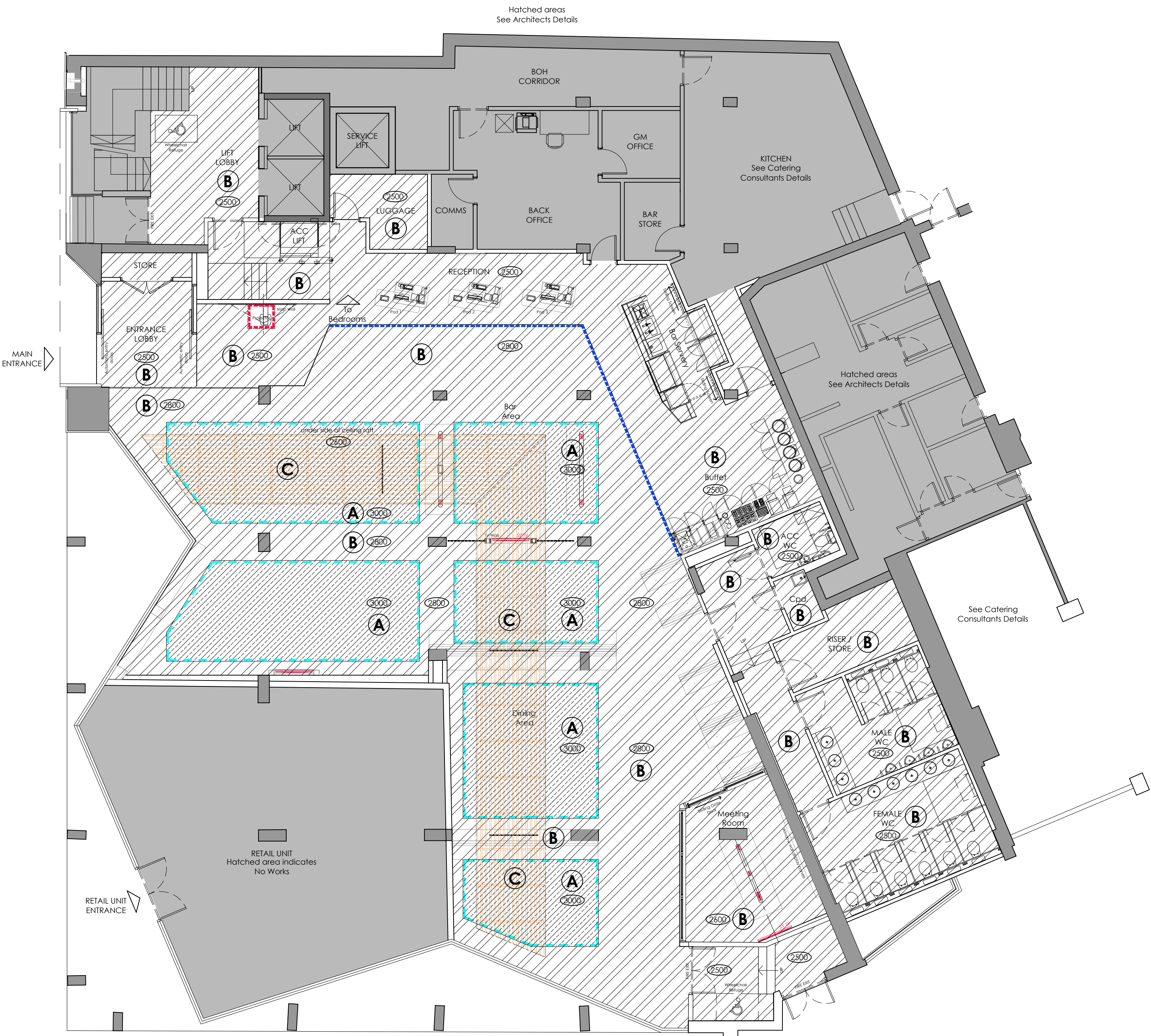


Ceiling C
Dotted lines indicate new timber raft ceiling structure. Installed under plasterboard ceilings.
Raft constructed from Supasol Maxi beams by Supawood Architectural Lining Systems.
Finish type: Super veneer. Oak to match elsewhere.
Beams to be 100 x 50mm section installed @ 150mm centres. Extent as indicated on drawing.
Install timber framing above @ maximum 1200mm centres perpendicular to the beam. Paint out framing to match ceiling above.
Frame work suitably sized to carry weight of beams.
Fit framework back to underside of structural slab.
Contractor to co-ordinate with proposed M+E equipment as required above suspended ceiling.
Install as per manufacturers recommendations.
Specification of beams needs to comply with Building Regulations and all current UK legislation.

Plaster Board Bulkheads
Dotted lines indicate plaster board bulkheads.
(To be formed by Main Hotel Build Contractor)
Decorate with min. 2no. coats Dulux Trade Vinyl Matt Emulsion Dark Grey Dulux 308B 16/031.

Timber Faced Bulkhead
20mm thick oak veneered mdf board with concealed fixings to full height of vertical surface of ceiling bulkhead. Veneer to match elsewhere.

Projector Access Panel
20mm Mdf access panel with aperture cut out for projection. Allow for stainless steel trim to perimeter.
Painted as adjacent ceiling.
See separate Map Wall detail.



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CLIENT

Seraphine Hotels

PROJECT

Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

Proposed Ground Floor
Ceiling Layout

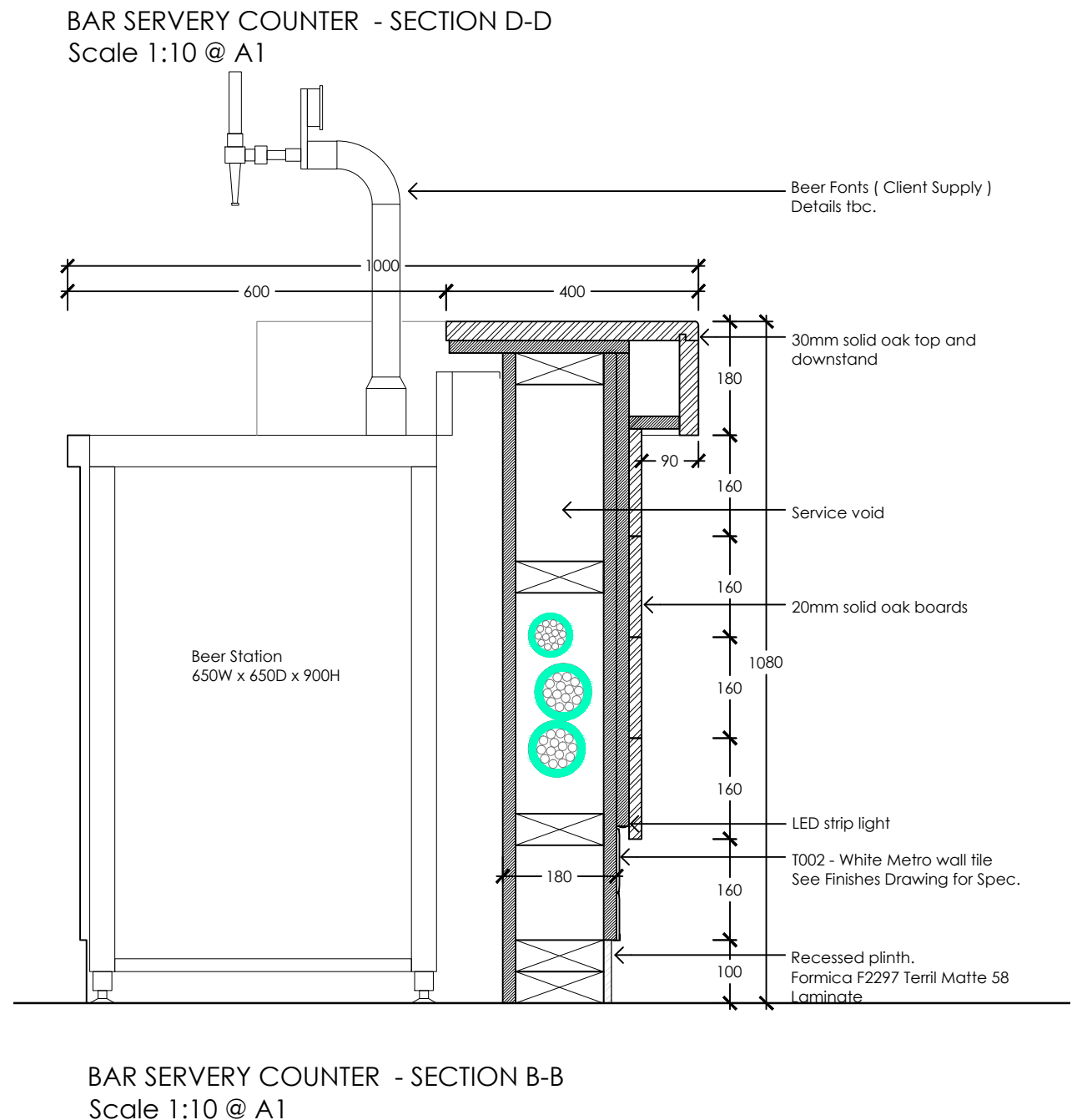
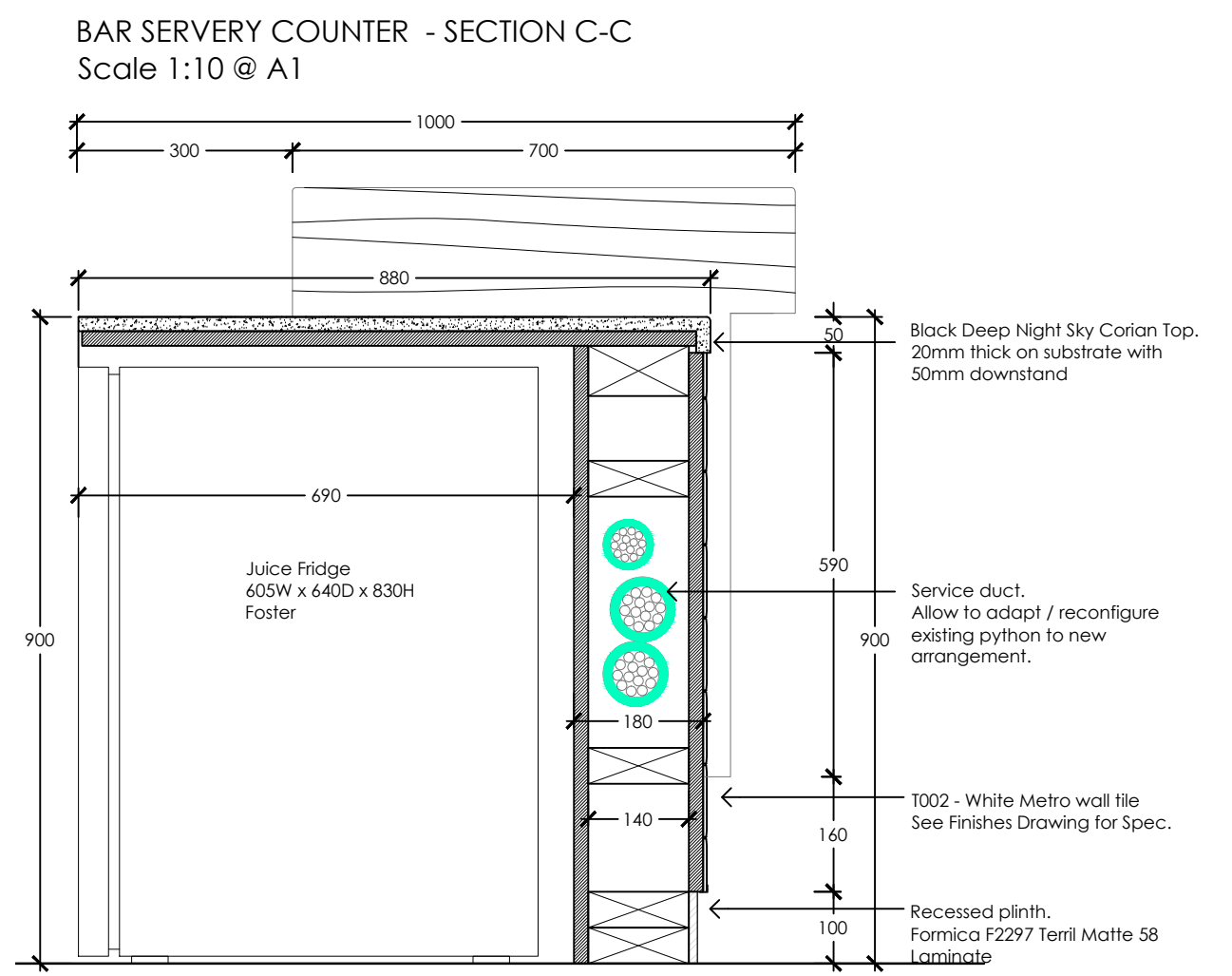
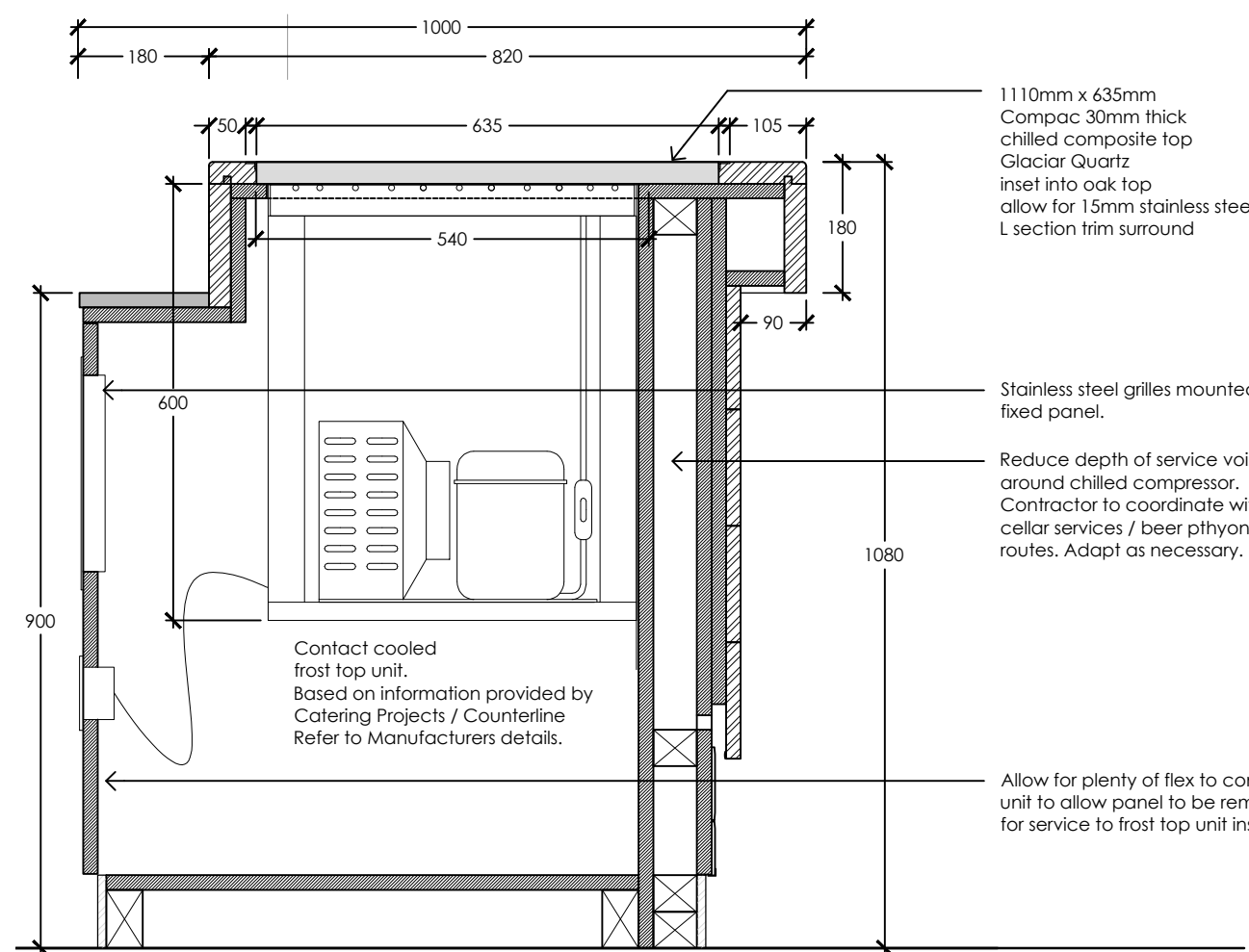
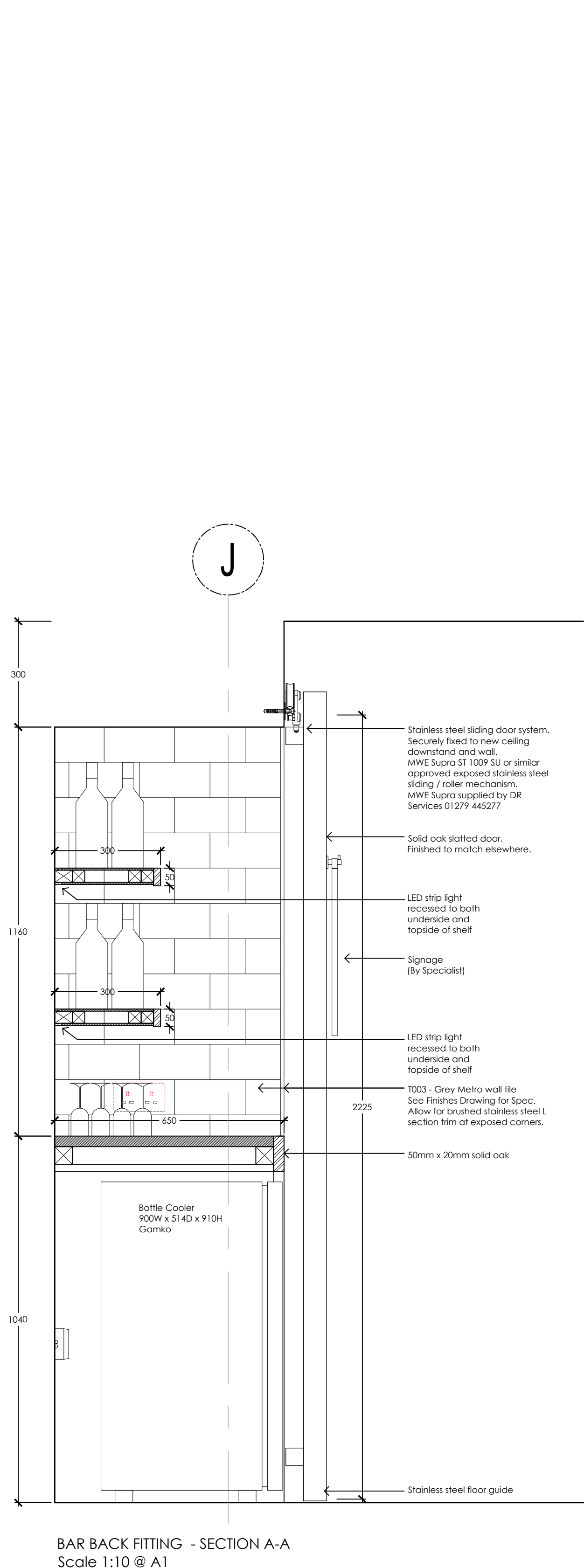
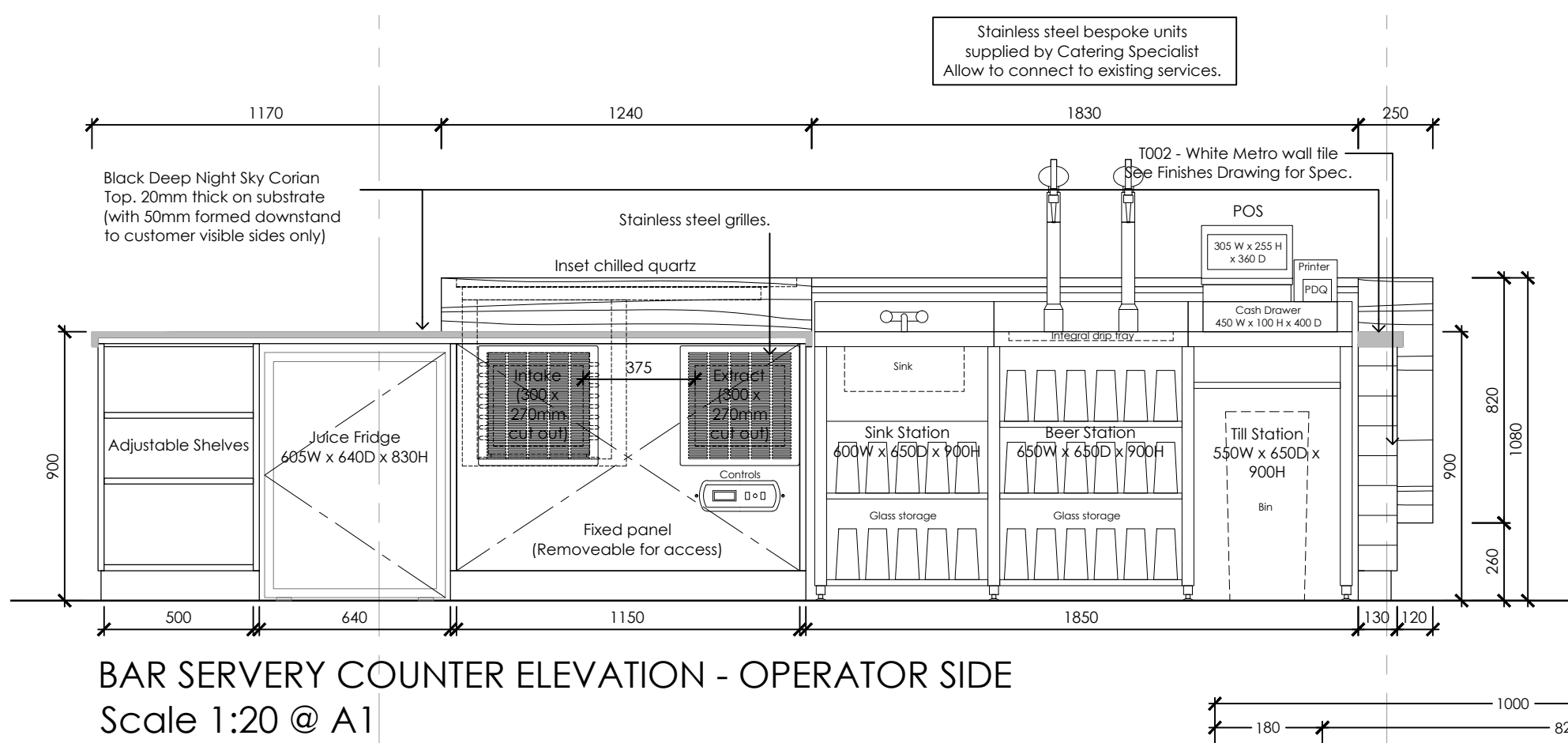
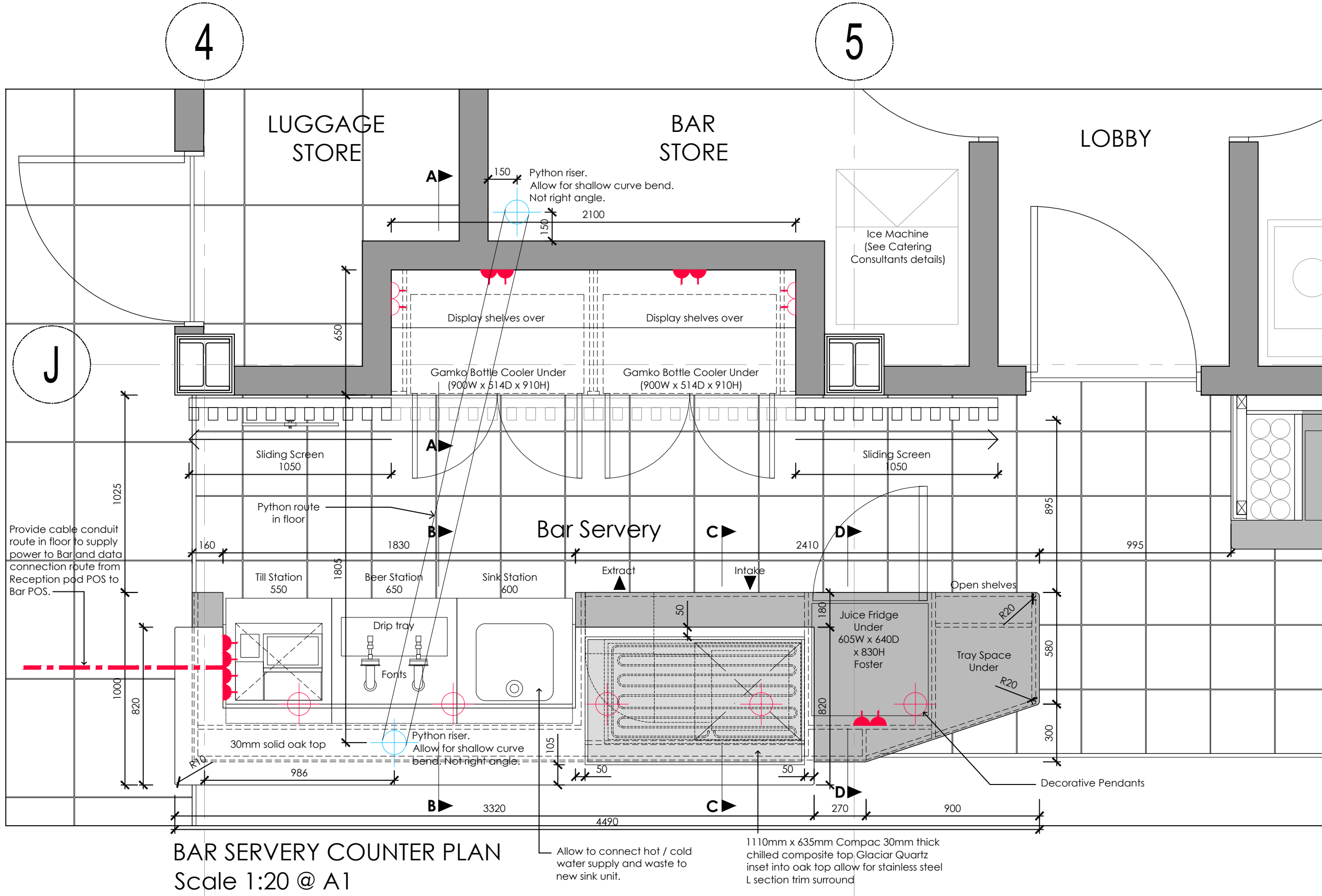
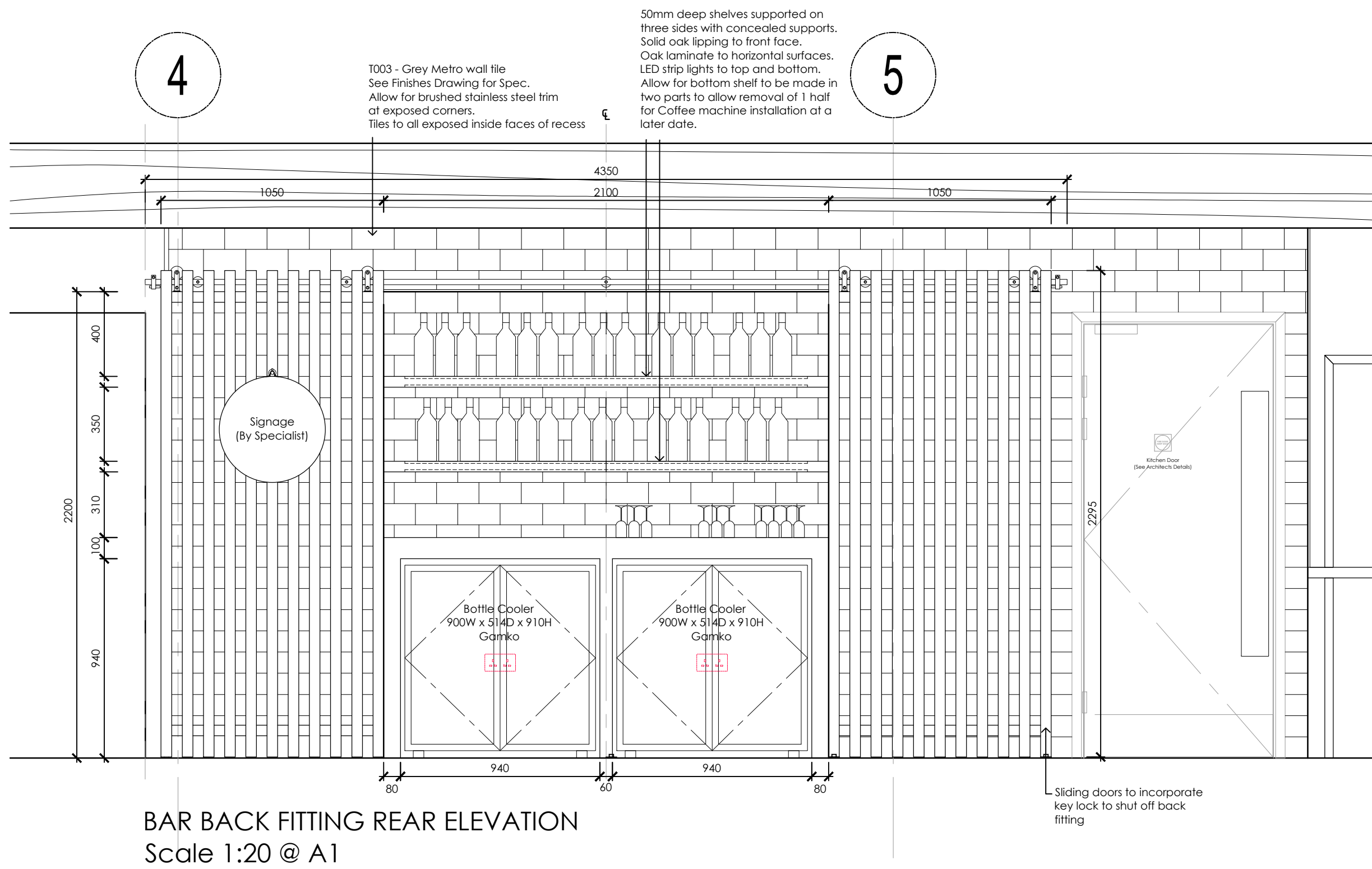
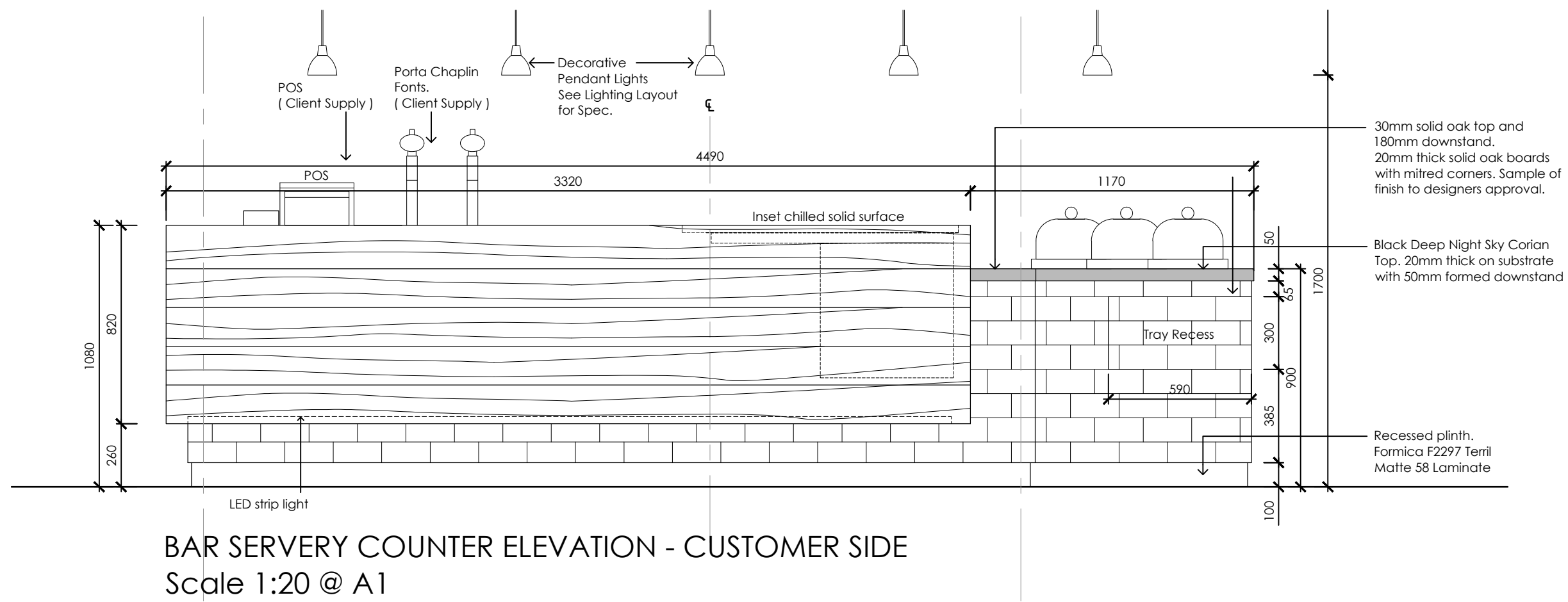
SCALE 1:100	SHEET A1
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DATE Sep 2015	DRAWN RTT
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TICK & DATE IF PRELIMINARY	PRELIMINARY
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DRAWING NUMBER	
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205	-
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JOB REFERENCE
15090

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Note:
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All new ironmongery inc. hinges / handles / components to be commercial grade in satin stainless steel unless indicated otherwise.

Allow to co-ordinate services / connections with specialist catering contractor .

Allow to provide alcohol resistant clear lacquer to oak bar top to designers approval.

To be read inconjunction with specialist catering contractors drawing details.

Python route indicative only. See Architects and M+E Consultants details.

Full site survey of bar and buffet area to be undertaken by Contractor prior to manufacture of fixed joinery items. Any discrepancies with this drawing should be brought to Design Team's immediate attention.

Note:
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REV	NOTES	DATE	BY

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CLIENT
Seraphine Hotels

PROJECT
Holiday Inn Express Findlater House, Dublin

DRAWING TITLE
Proposed Bar Servery Typical Counter Details

SCALE 1:10 / 20 @ A1	SHEET A1
DATE Sep 2015	DRAWN RTT
TICK & DATE IF PRELIMINARY	PRELIMINARY
DRAWING NUMBER	220

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PROJECT

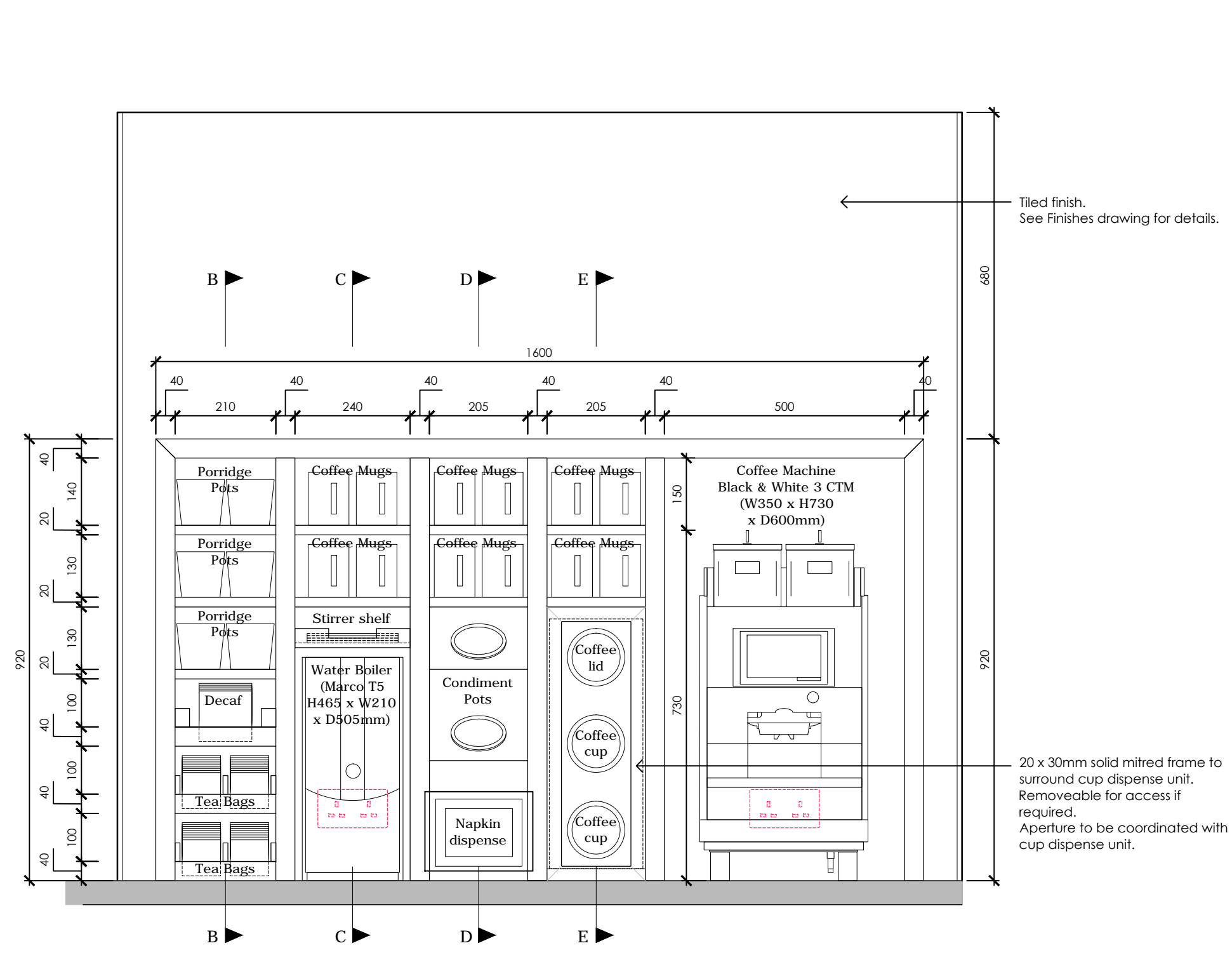
Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

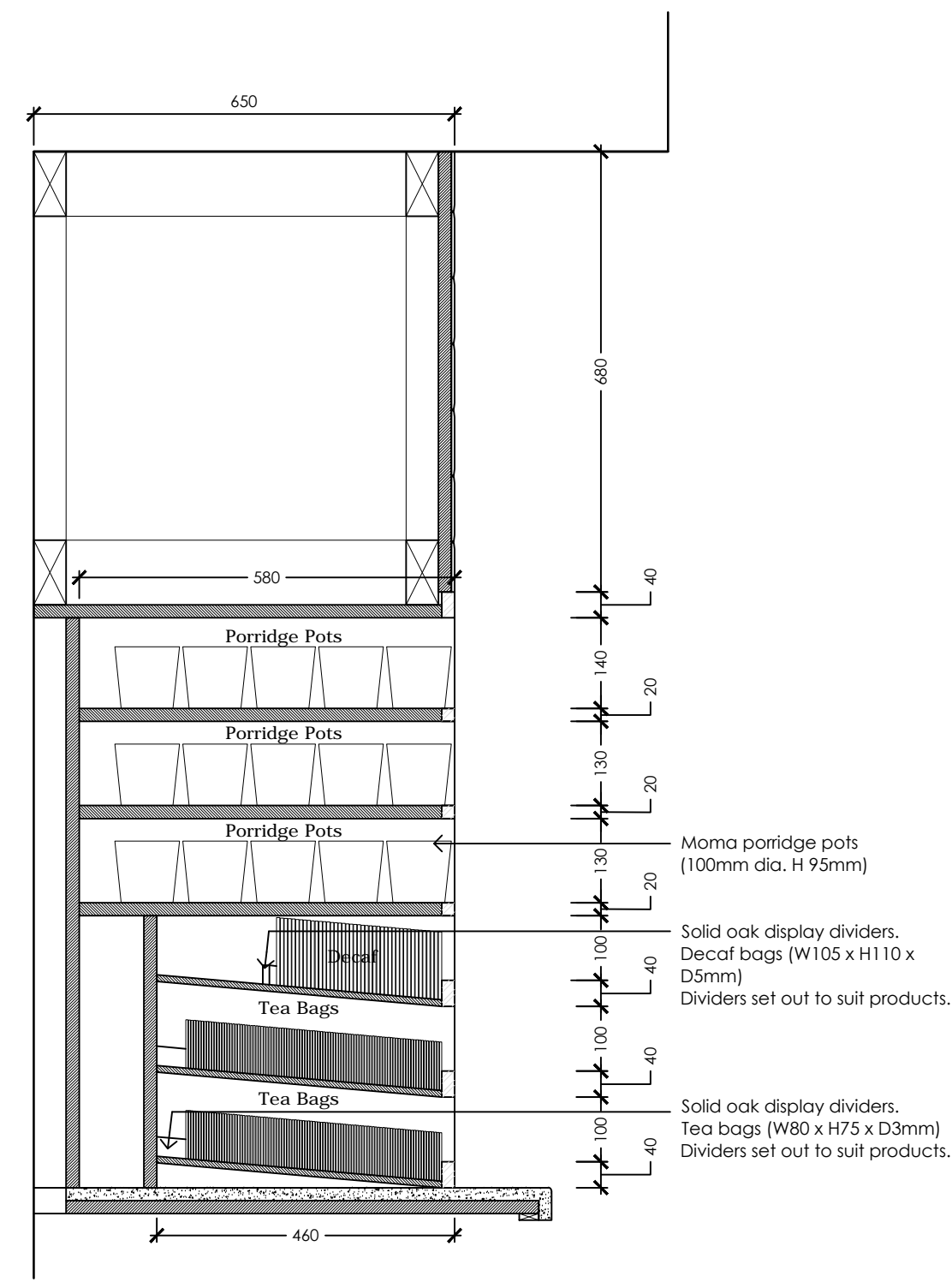
Proposed Buffet Served Typical Counter Details

SCALE 1:10 / 20 @ A1	SHEET A1
DATE Sep 2015	DRAWN RTT
TICK & DATE IF PRELIMINARY	PRELIMINARY

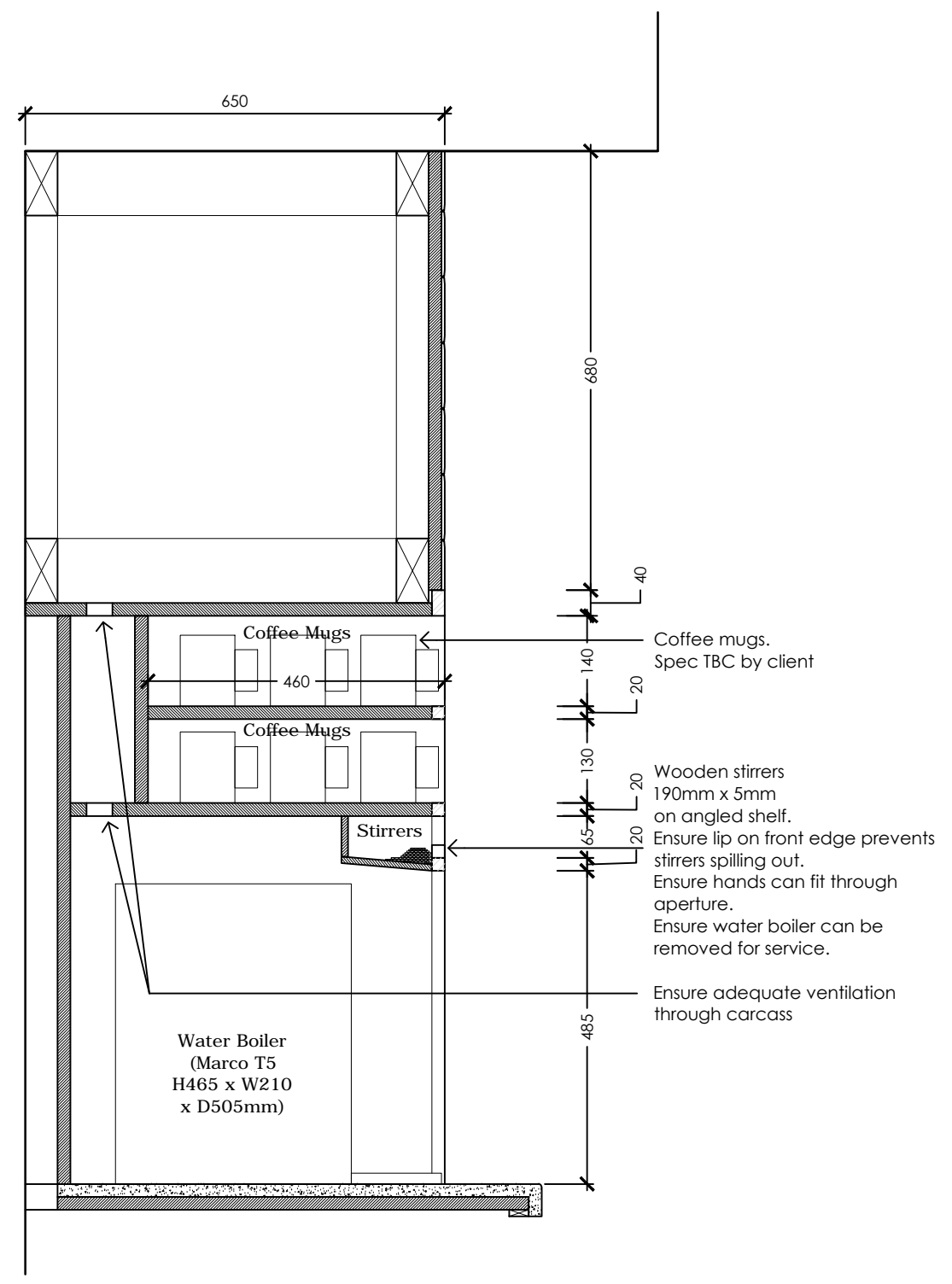
DRAWING NUMBER		
221		-



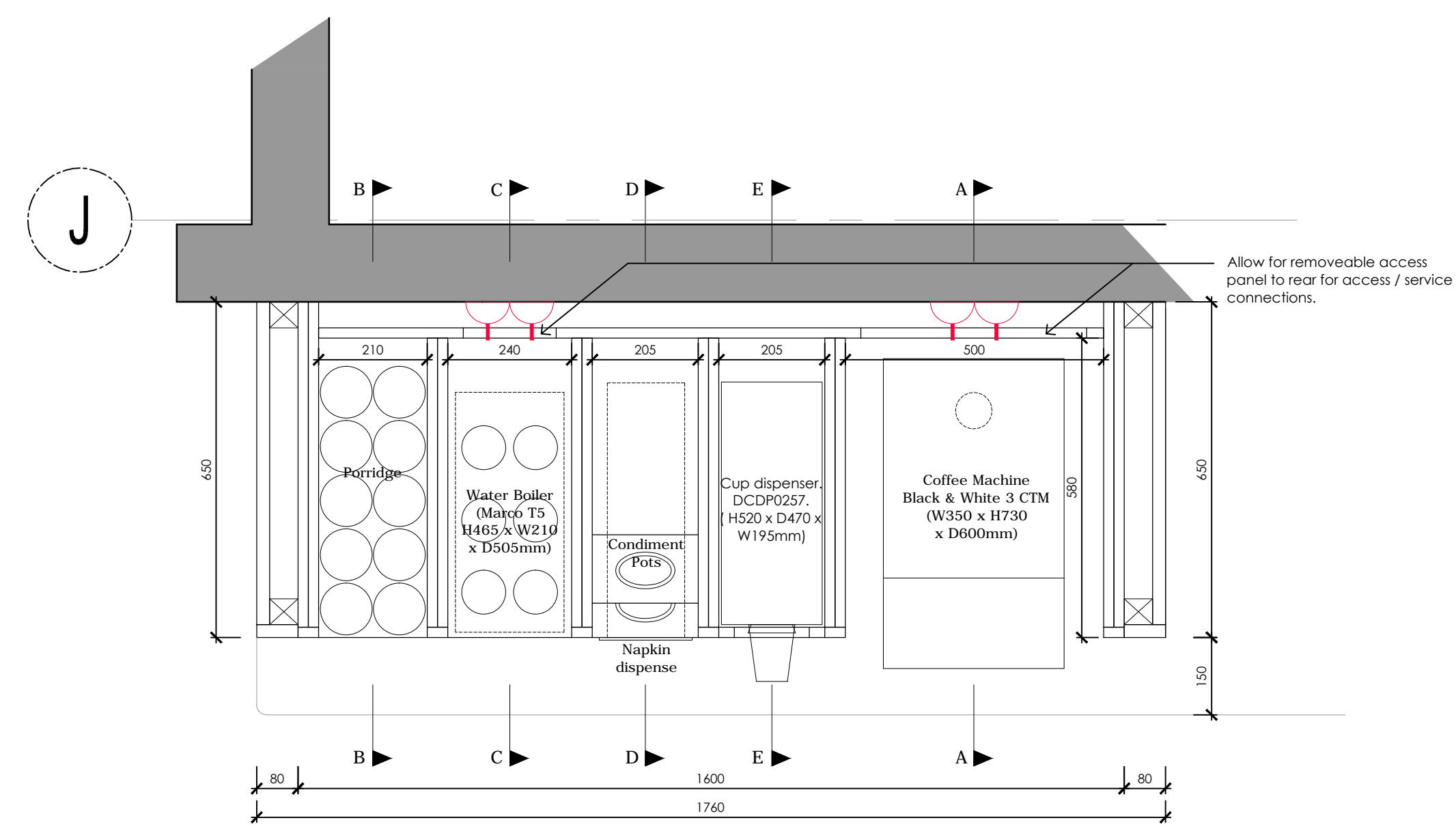
BUFFET SERVERY COFFEE STATION - FRONT ELEVATION
(SITS ONTOP OF BUFFET COUNTER)
Scale 1:10 @ A1



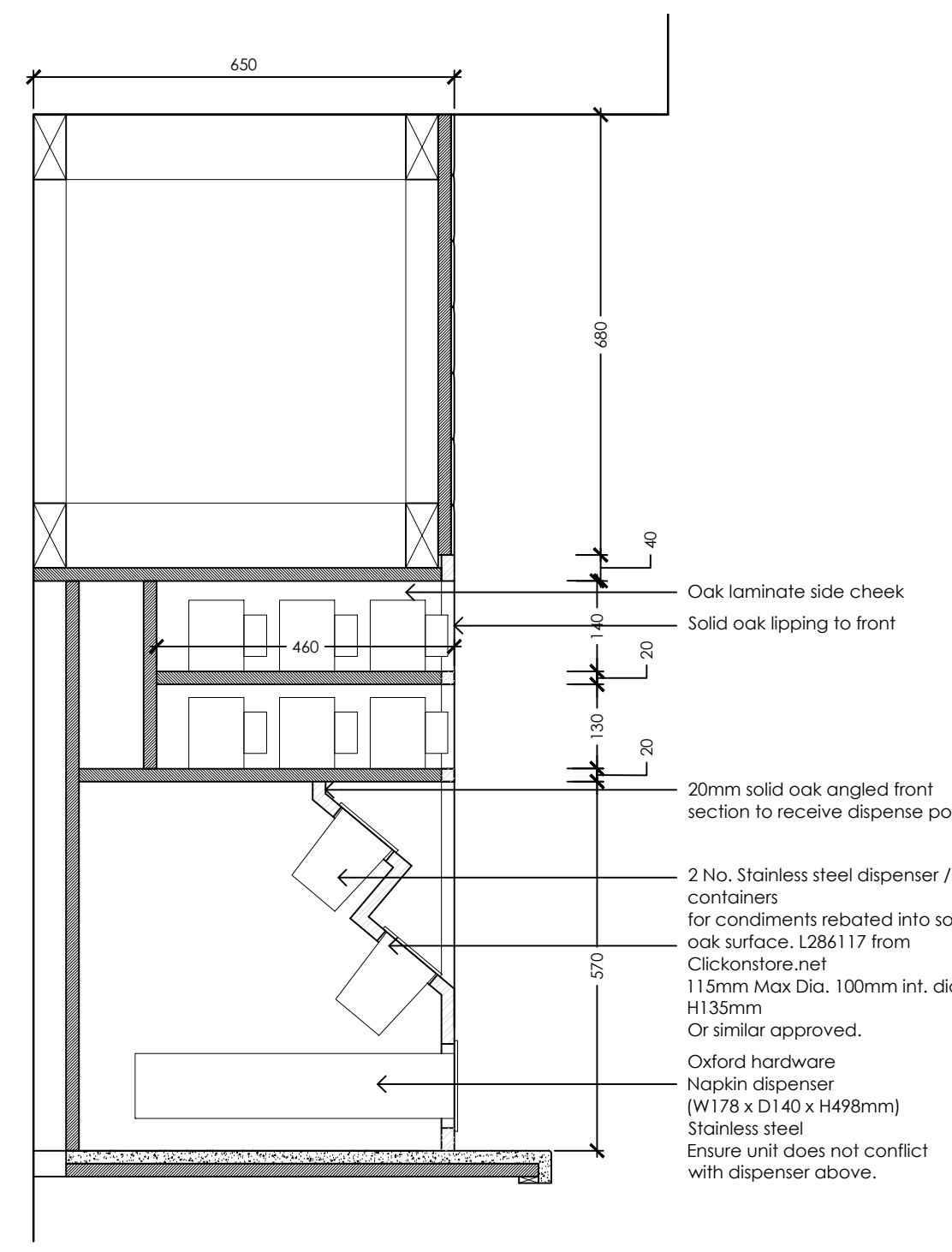
BUFFET SERVERY COFFEE STATION - SECTION B-B
Scale 1:10 @ A1



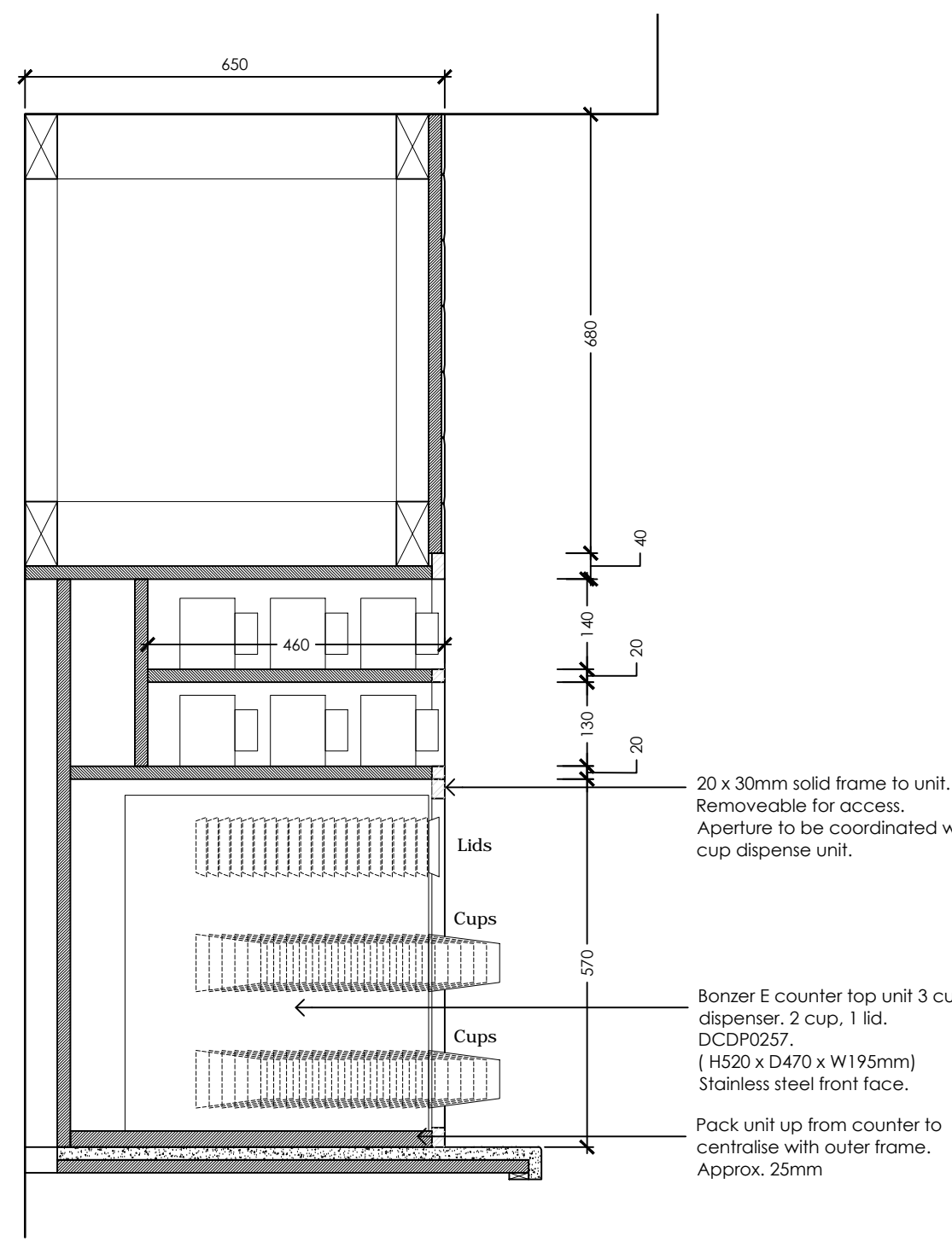
BUFFET SERVERY COFFEE STATION - SECTION C-C
Scale 1:10 @ A1



BUFFET SERVERY COFFEE STATION - PLAN
(SITS ONTOP OF BUFFET COUNTER)
Scale 1:10 @ A1



BUFFET SERVERY COFFEE STATION - SECTION D-D
Scale 1:10 @ A1



BUFFET SERVERY COFFEE STATION - SECTION E-E
Scale 1:10 @ A1

JOB REFERENCE

15090

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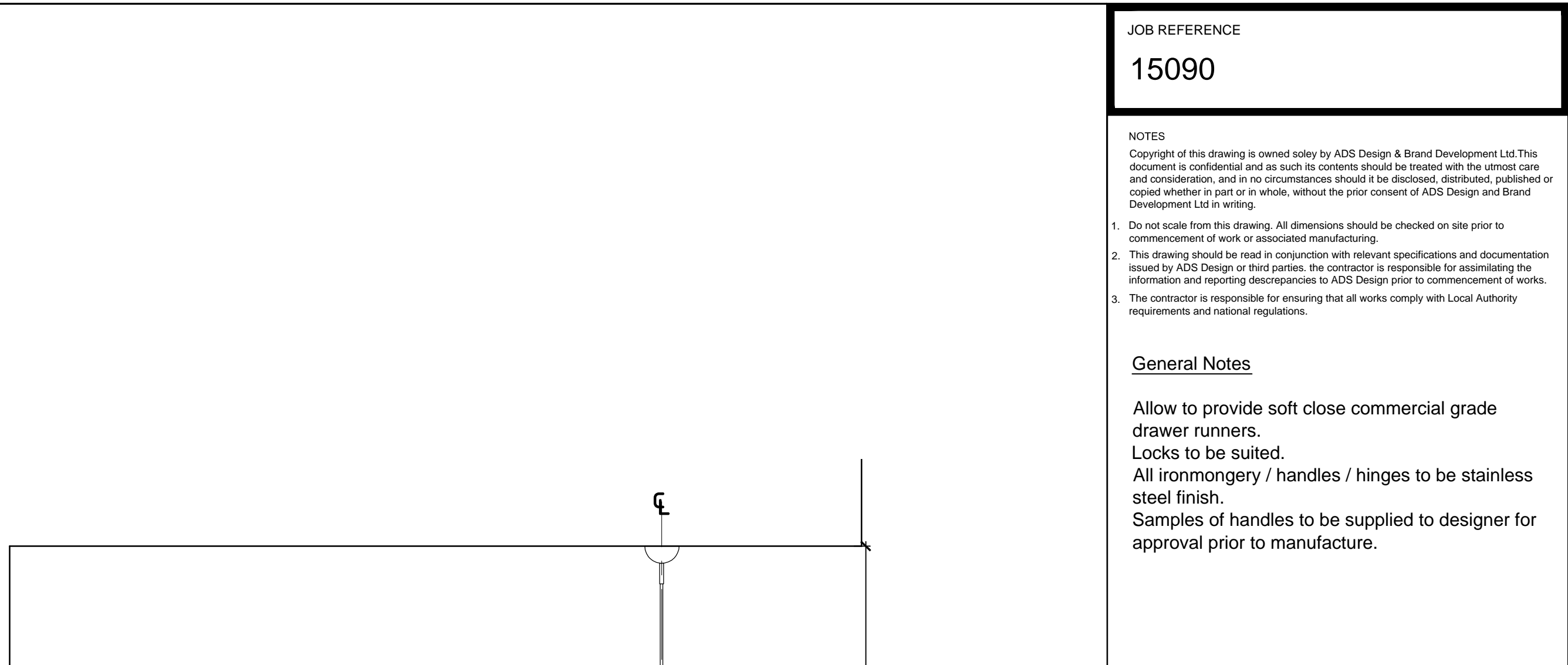
All design information and detail relates to original concept by forpeople

Read in conjunction with Buffet counter detail drawing and Electrical & Small power layout drawing.

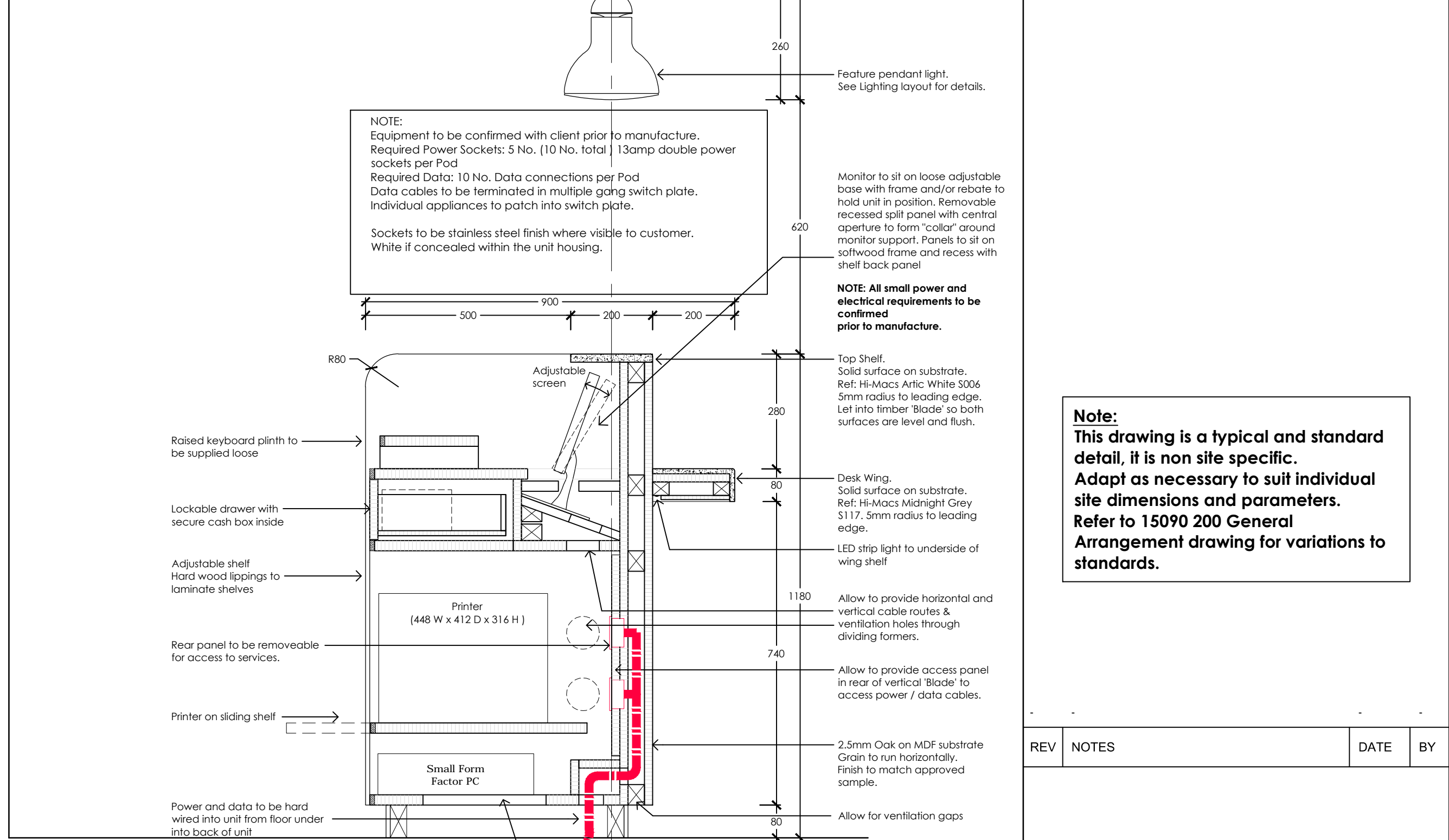
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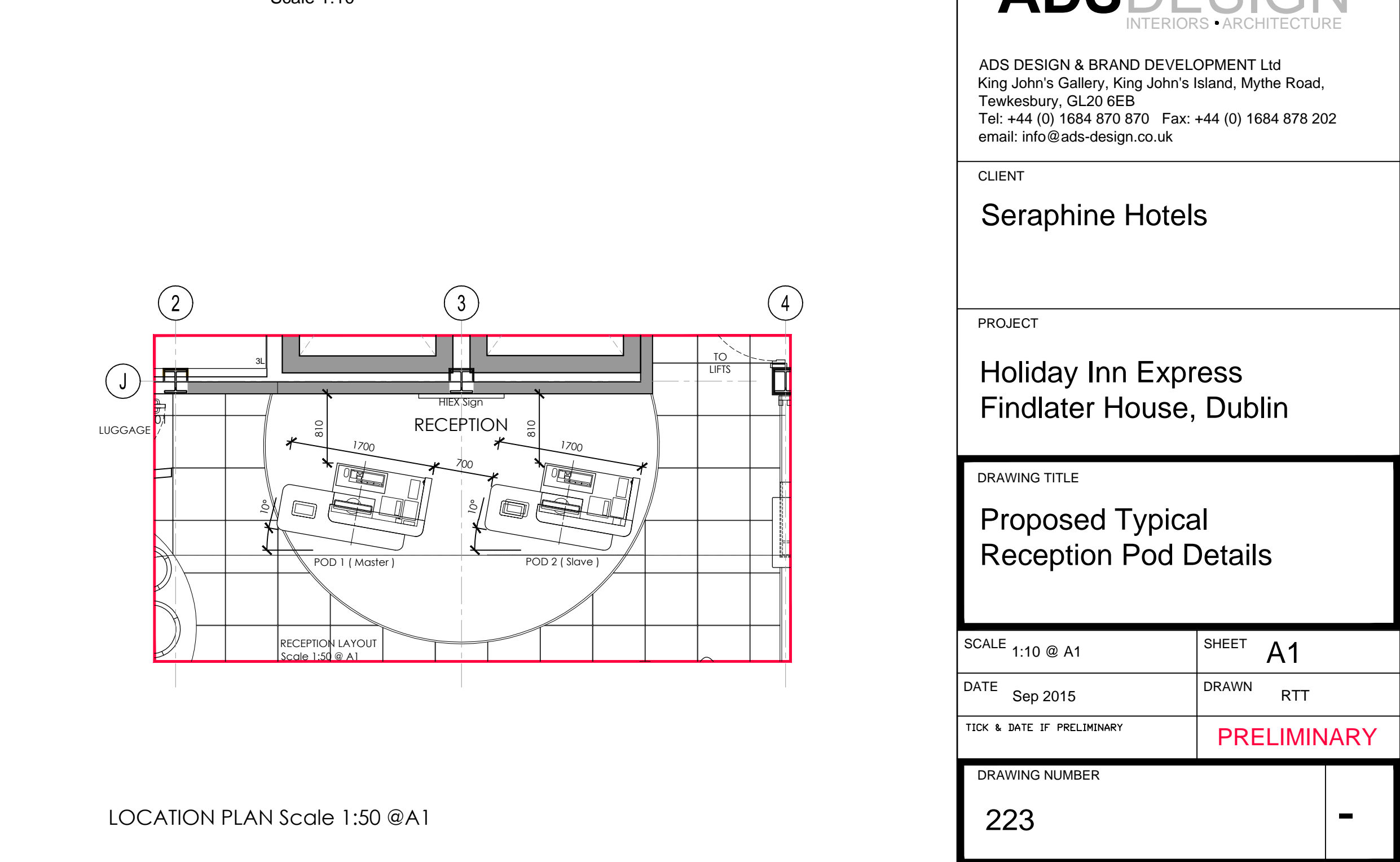
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CLIENT Seraphine Hotels			
PROJECT Holiday Inn Express Findlater House, Dublin			
DRAWING TITLE Proposed Buffet Servery Typical Coffee Station Details			
SCALE 1:10 @ A1		SHEET A1	
DATE Sep 2015		DRAWN RTT	
TICK & DATE IF PRELIMINARY		PRELIMINARY	
DRAWING NUMBER 222		-	



RECEPTION POD ELEVATION - OPERATOR SIDE
Scale 1:10 @ A1



RECEPTION POD COUNTER SECTION AA
Scale 1:10



LOCATION PLAN Scale 1:50 @A1

JOB REFERENCE

15090

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General Notes

Allow to provide soft close commercial grade drawer runners.

Locks to be suited.

All ironmongery / handles / hinges to be stainless steel finish.

Samples of handles to be supplied to designer for approval prior to manufacture.

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REV	NOTES	DATE	BY

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CLIENT

Seraphine Hotels

PROJECT

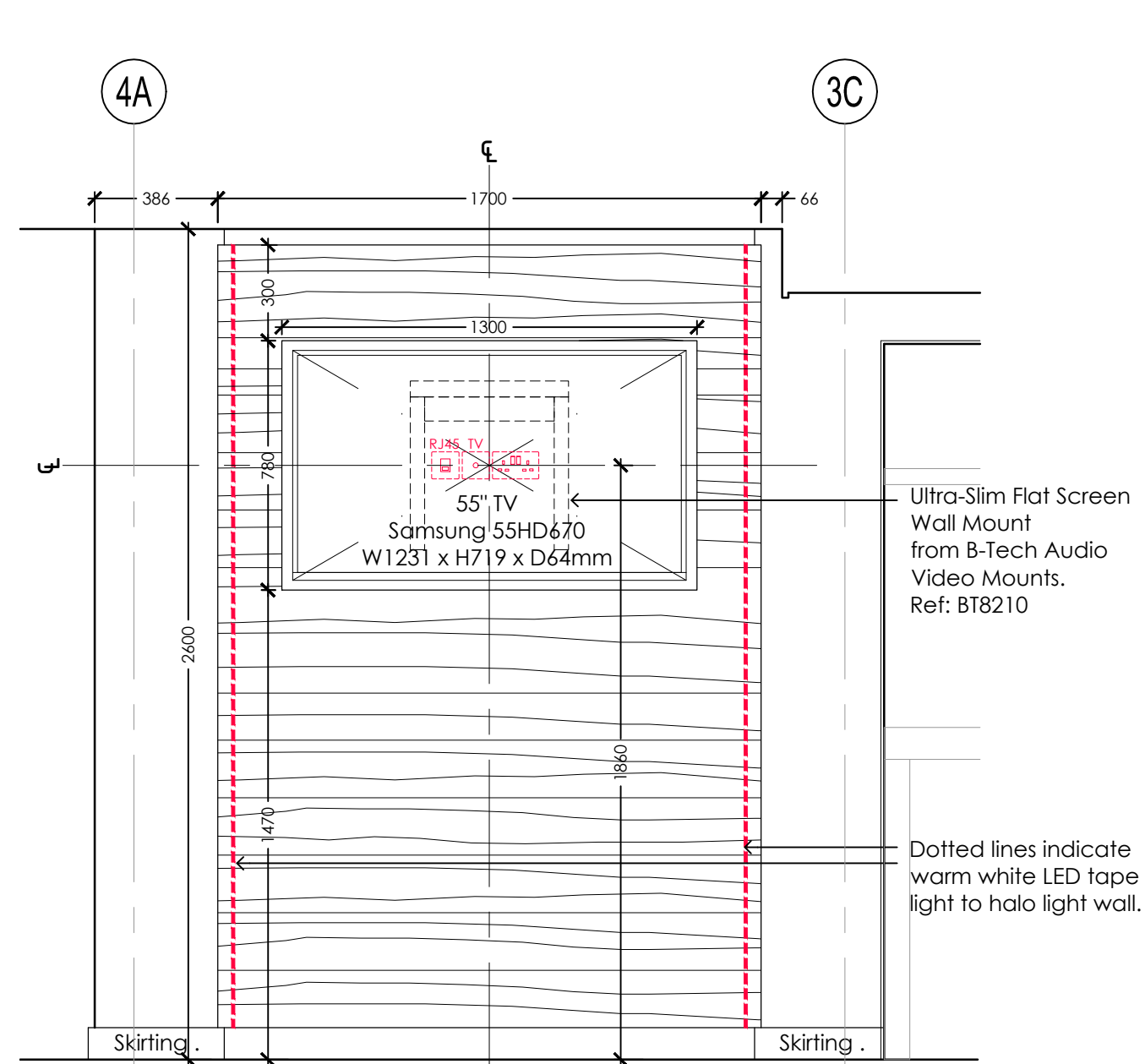
Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

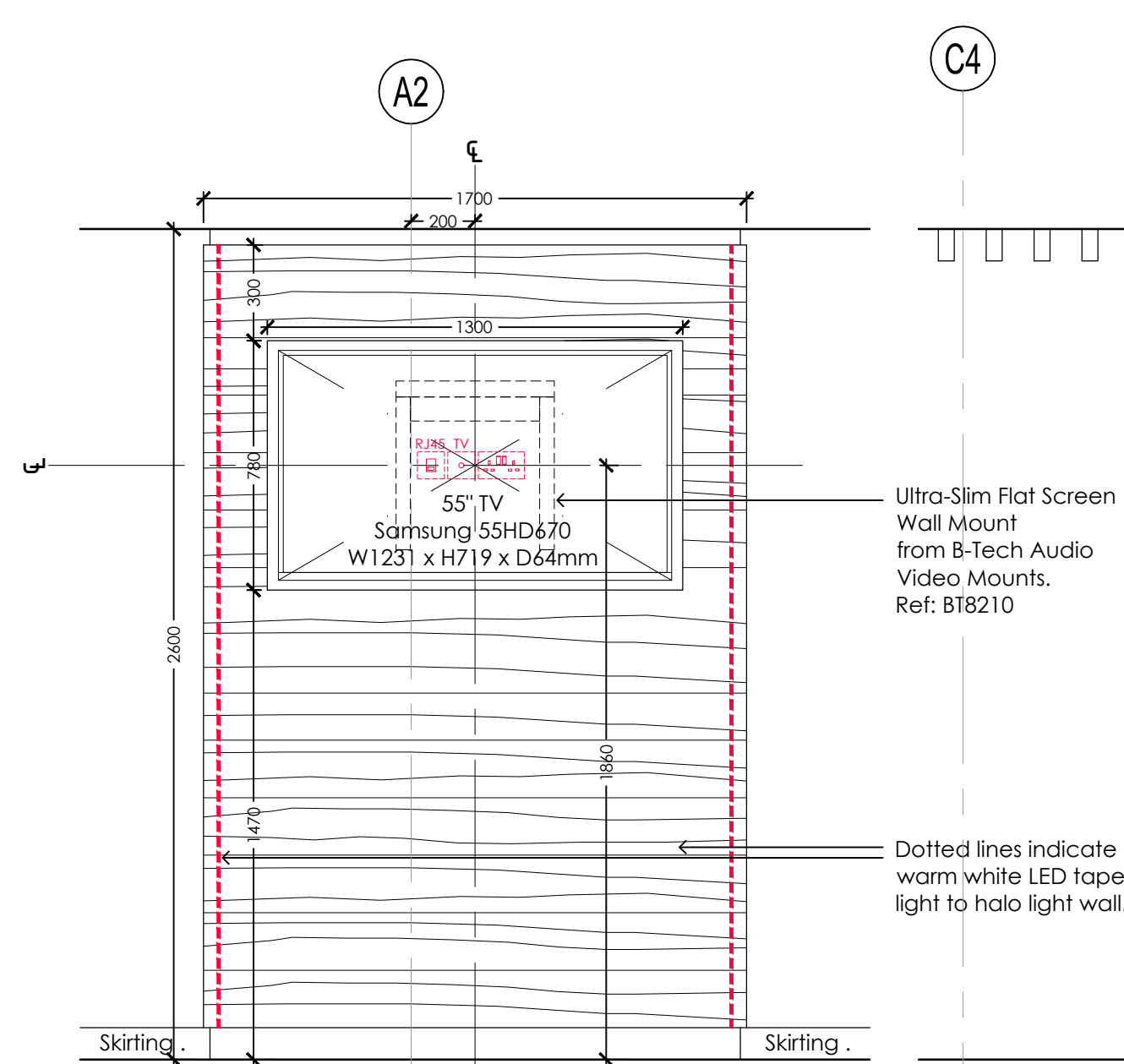
Proposed Typical
Reception Pod Details

SCALE 1:10 @ A1	SHEET A1
DATE Sep 2015	DRAWN RTT
CHECK & DATE IF PRELIMINARY	
PRELIMINARY	

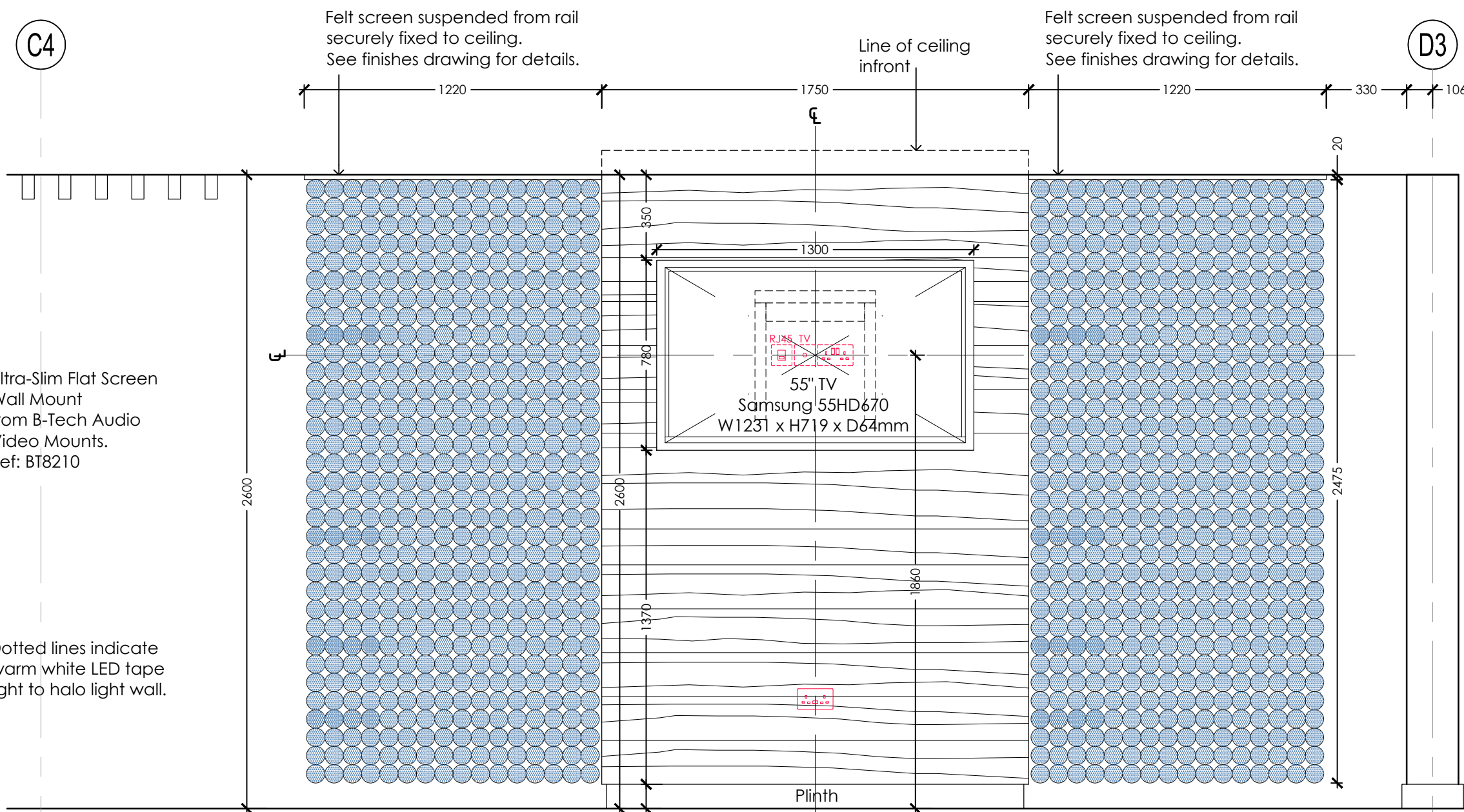
DRAWING NUMBER	223	-
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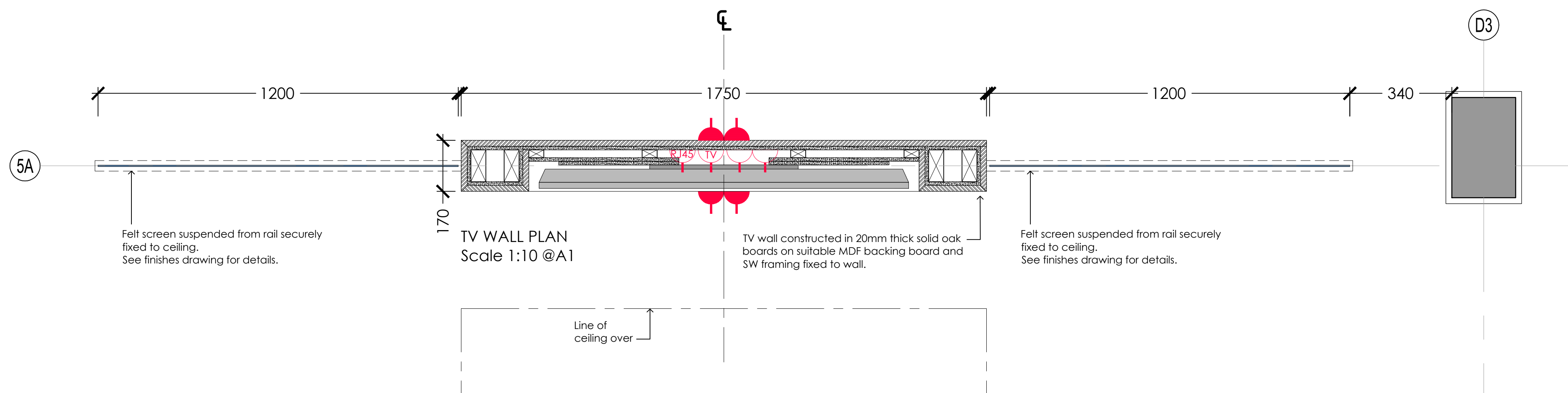
TV WALL ELEVATION Scale 1:20 @A1



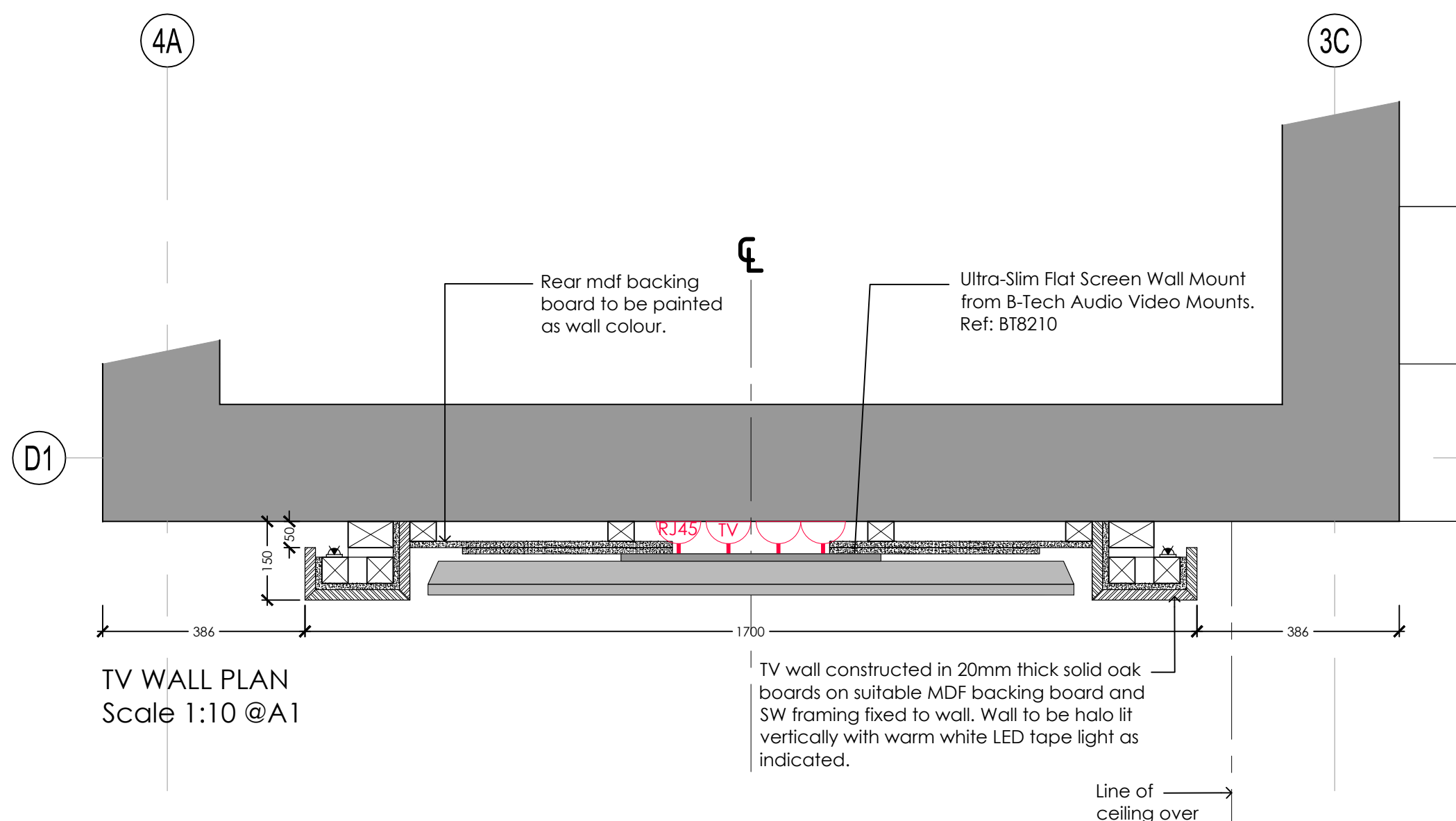
TV WALL ELEVATION Scale 1:20 @A1



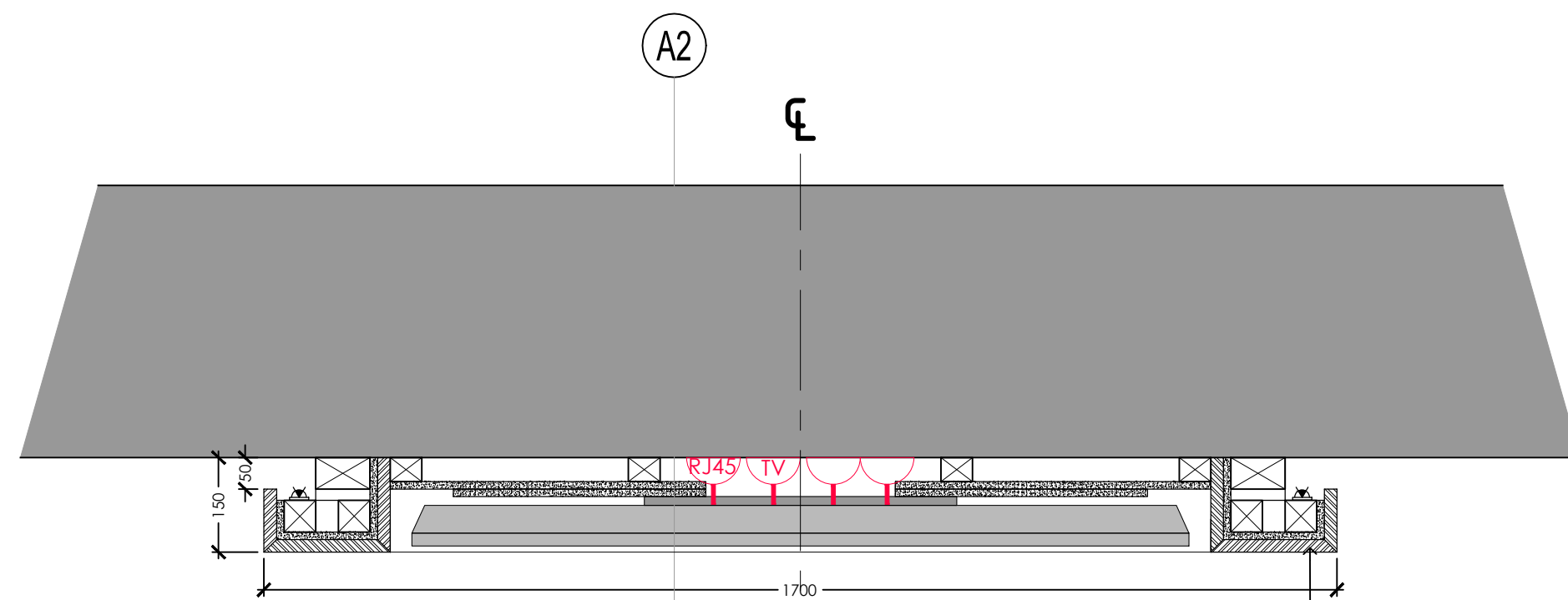
TV WALL ELEVATION Scale 1:20 @A1



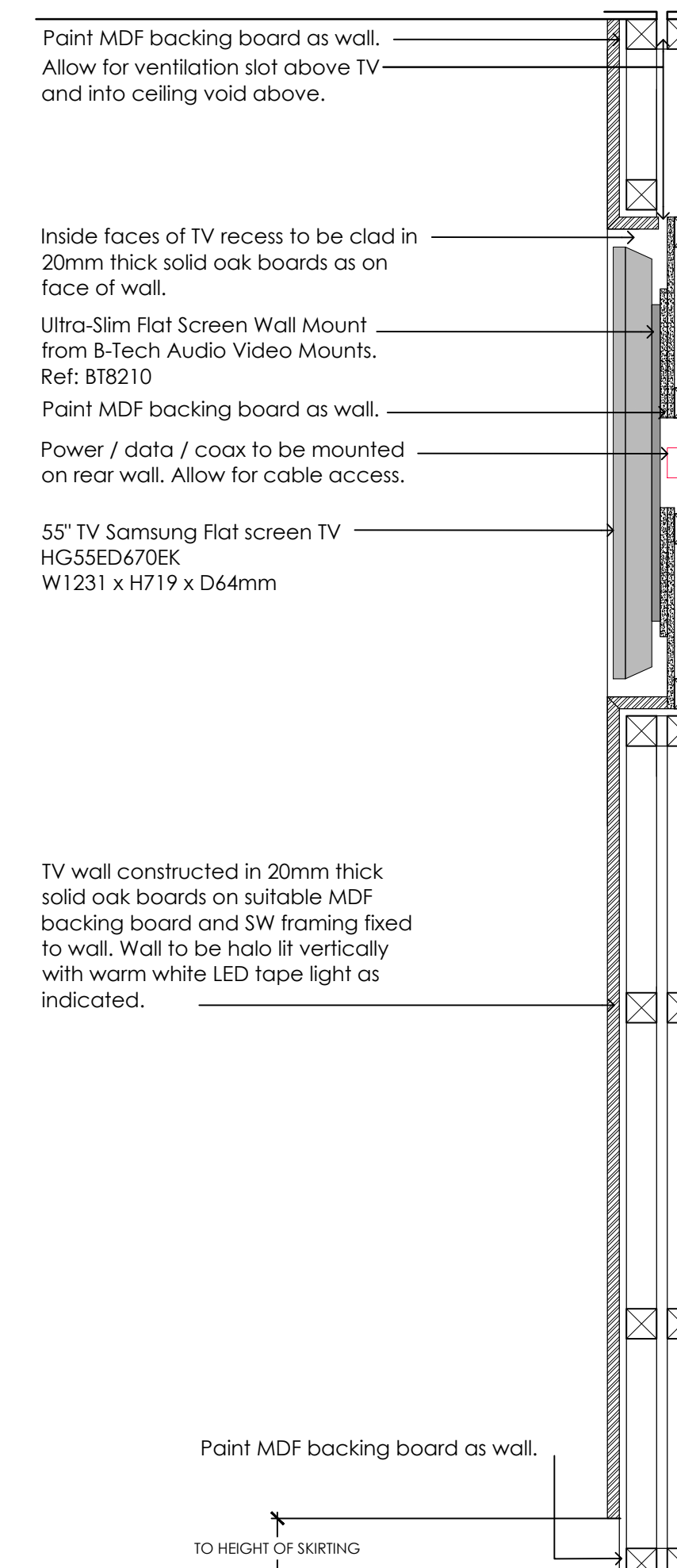
TV WALL PLAN Scale 1:10 @A1



TV WALL PLAN Scale 1:10 @A1



TV WALL PLAN Scale 1:10 @A1



TV WALL TYPICAL SECTION Scale 1:10 @A1

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CLIENT

Seraphine Hotels

PROJECT

Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

Proposed Typical
TV Wall Panel Details

SCALE 1:100 SHEET A1

DATE Sep 2015 DRAWN RTT

TICK & DATE IF PRELIMINARY PRELIMINARY

DRAWING NUMBER

224 -

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Refer to 15090 200 General Arrangement drawing for variations to standards.

REV	NOTES	DATE	BY
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ADSDESIGN
INTERIORS • ARCHITECTURE

ADS DESIGN & BRAND DEVELOPMENT Ltd
King John's Gallery, King John's Island, Mythe Road,
Tewkesbury, GL20 6EB
Tel: +44 (0) 1684 870 870 Fax: +44 (0) 1684 878 202
email: info@ads-design.co.uk

CLIENT

Seraphine Hotels

PROJECT

Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

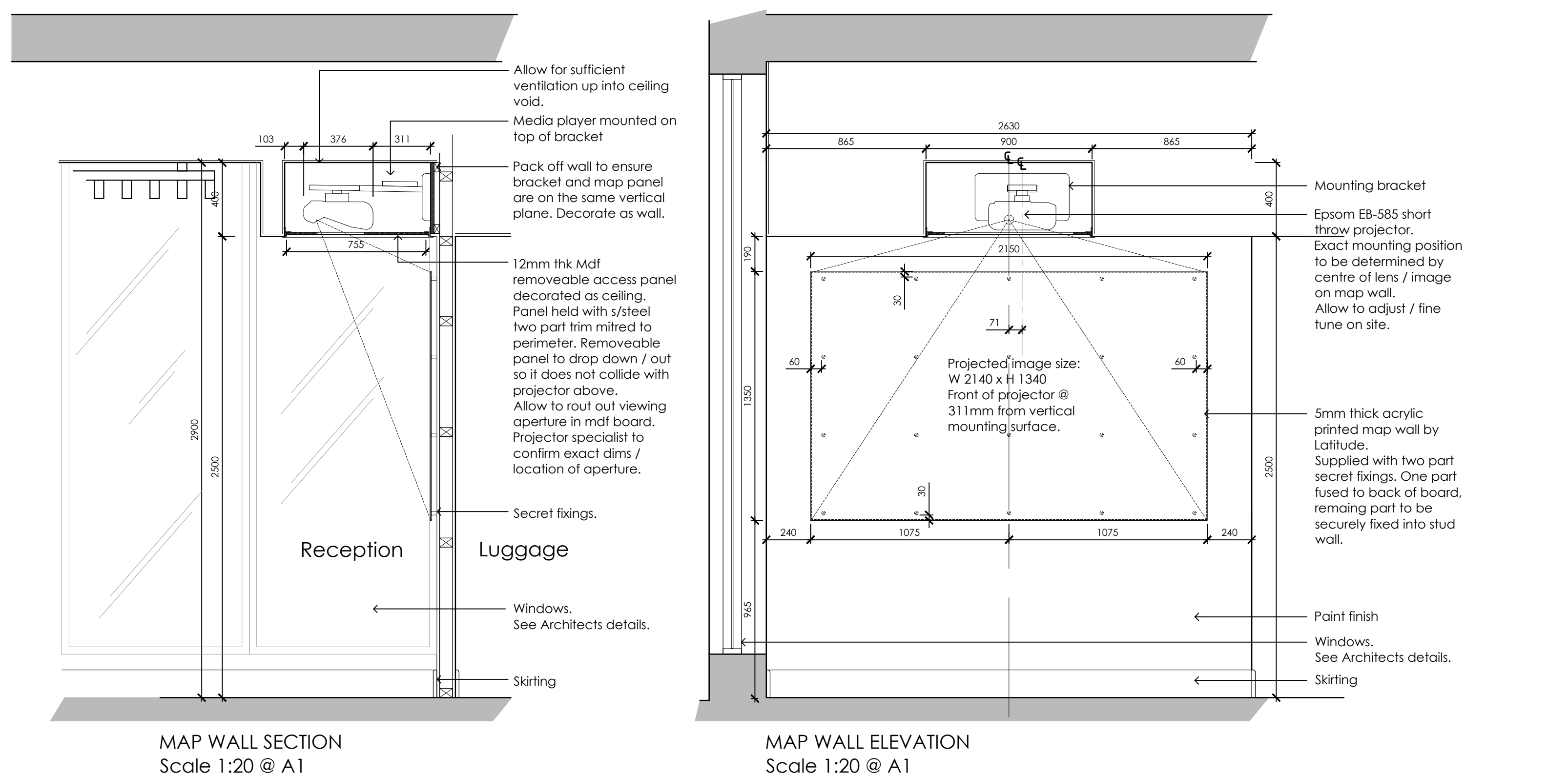
Proposed Typical Map Wall Detail

SCALE 1:10 @ A1	SHEET A1
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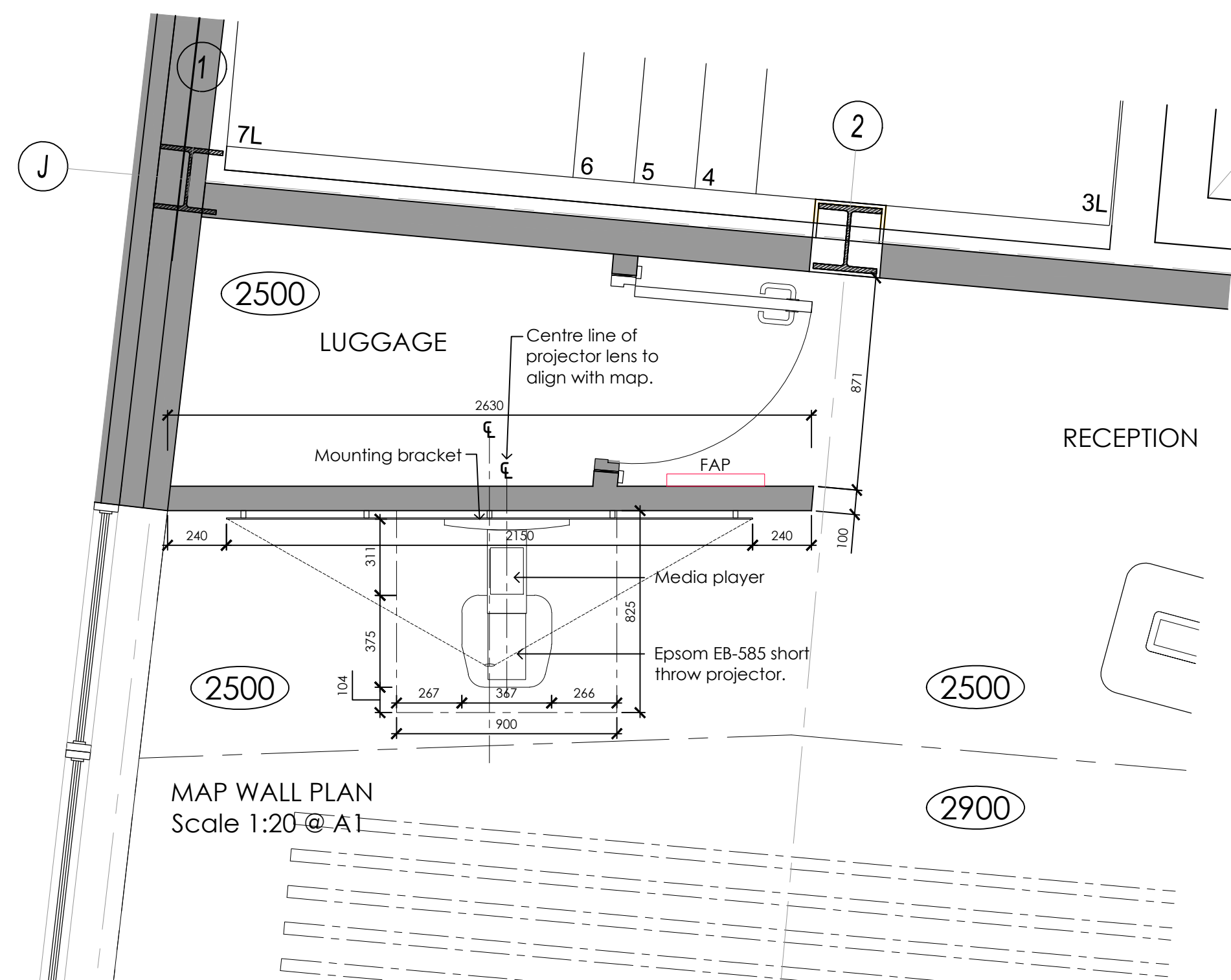
DATE	Sep 2015	DRAWN	RTT
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TICK & DATE IF PRELIMINARY	PRELIMINARY
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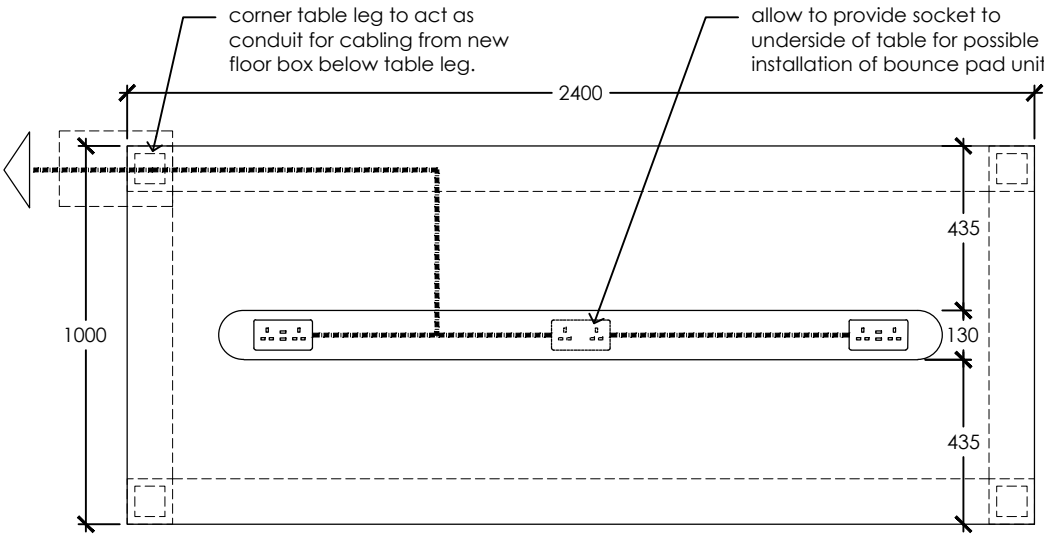
DRAWING NUMBER	
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225 -

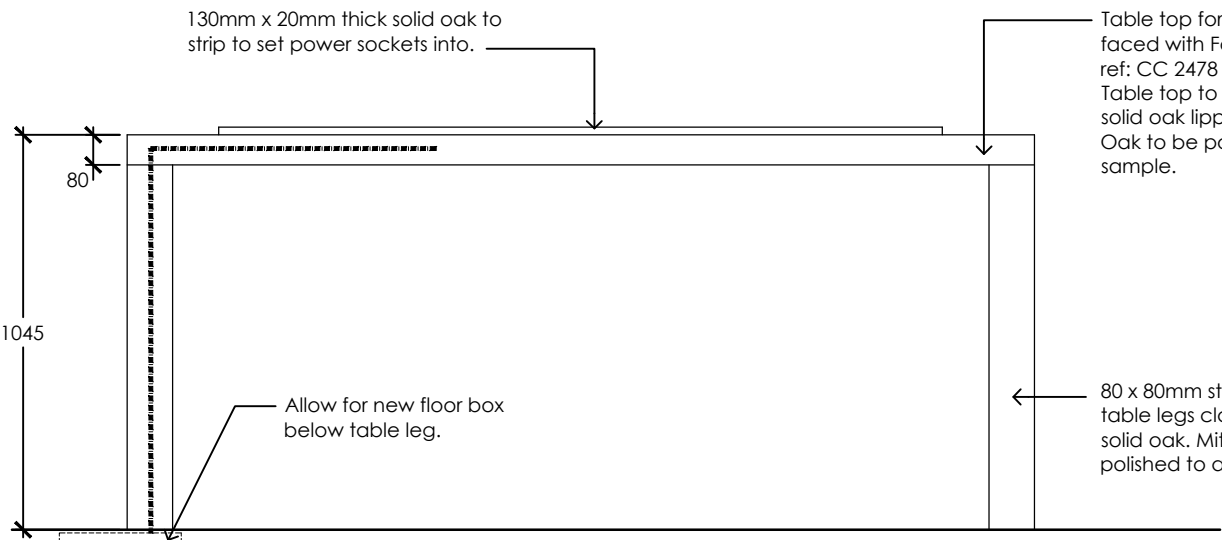
Cables will run from projector along bracket up into ceiling void back to point within Luggage room. Ceiling access hatch required in luggage room. Power switch to projector to be a key switch in luggage room so that projector is not turned off accidentally.



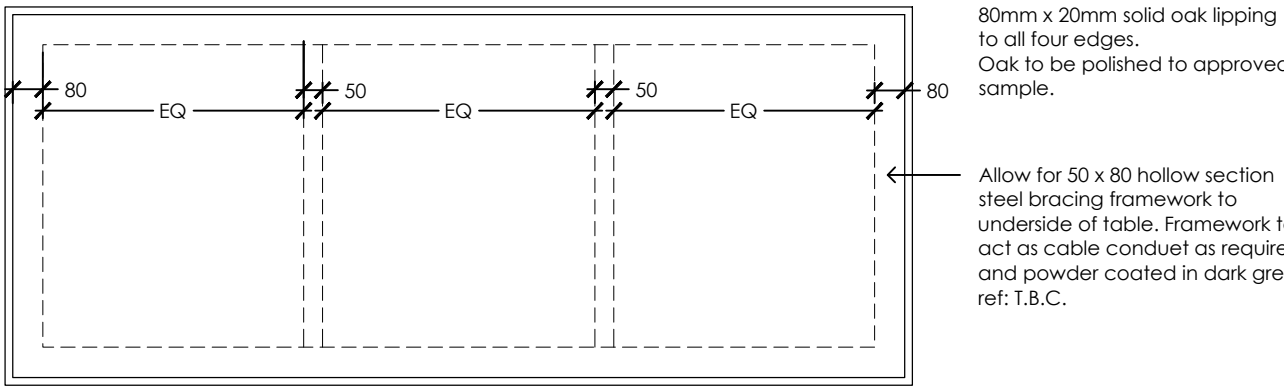
HIGH TABLE DETAILS.



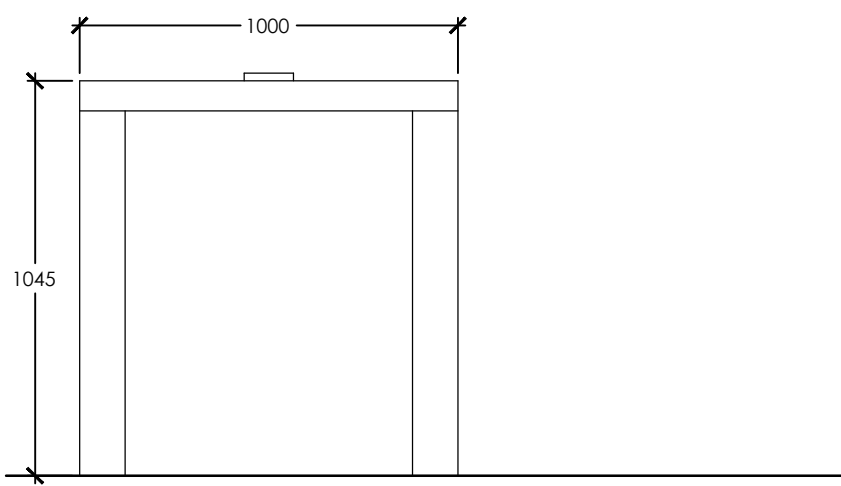
HIGH TABLE PLAN Scale 1:20 @A1



HIGH TABLE FRONT ELEVATION Scale 1:20 @A1

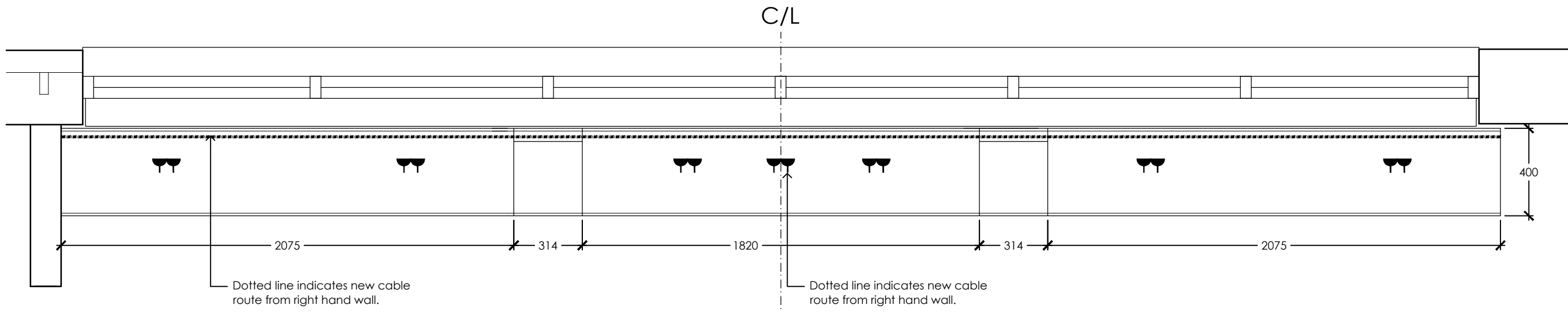


UNDERSIDE OF TABLE PLAN Scale 1:20 @A1

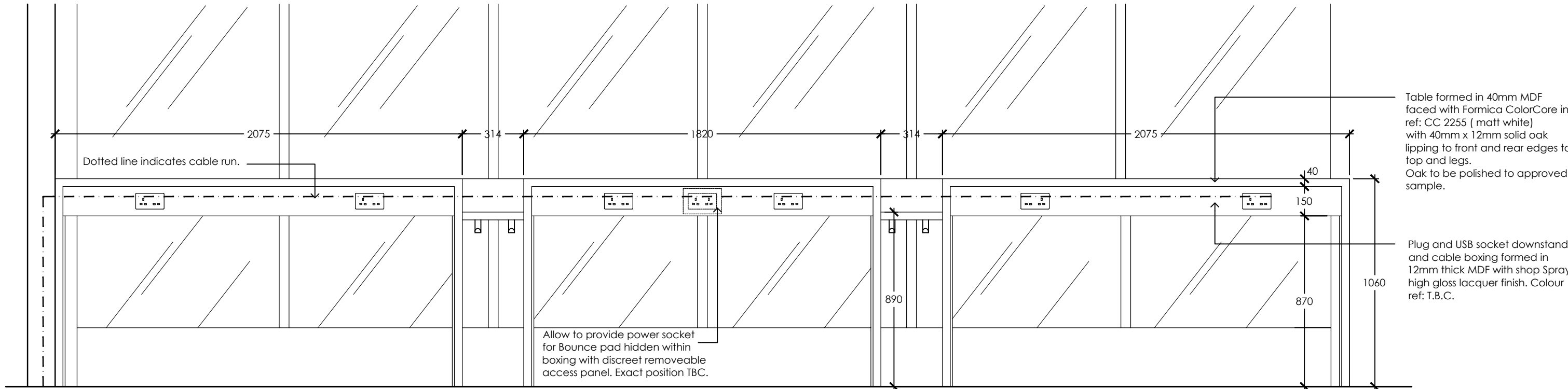


HIGH TABLE SIDE ELEVATION Scale 1:20 @A1

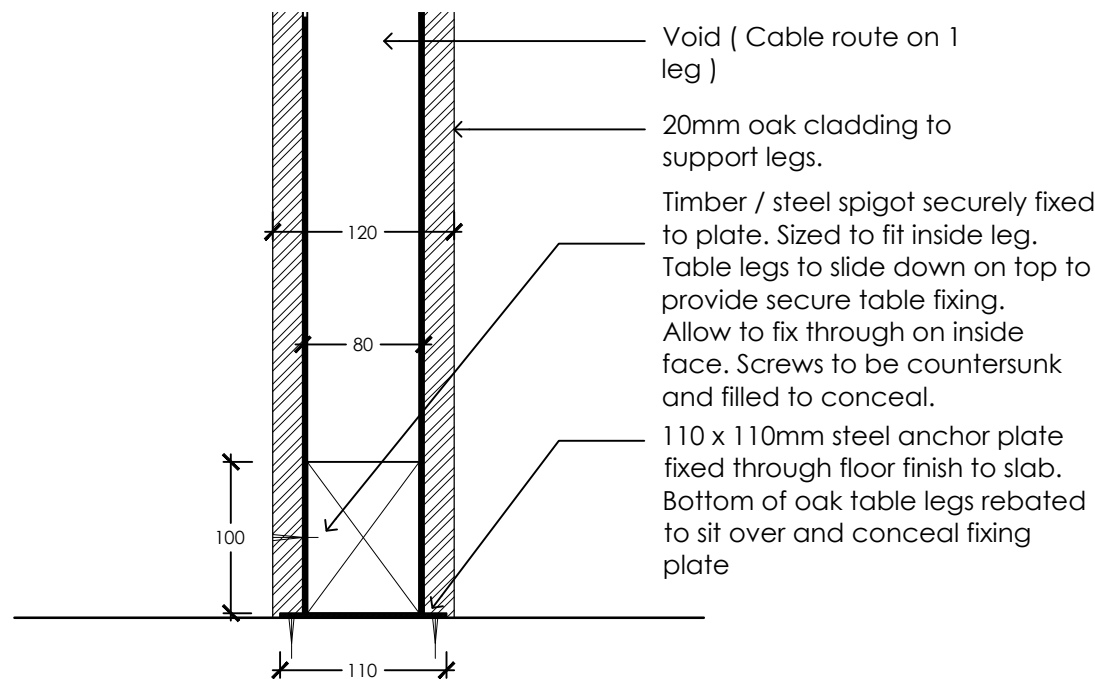
HIGH WINDOW TABLE DETAILS.



HIGH WINDOW TABLE: PLAN Scale 1:20 @A1

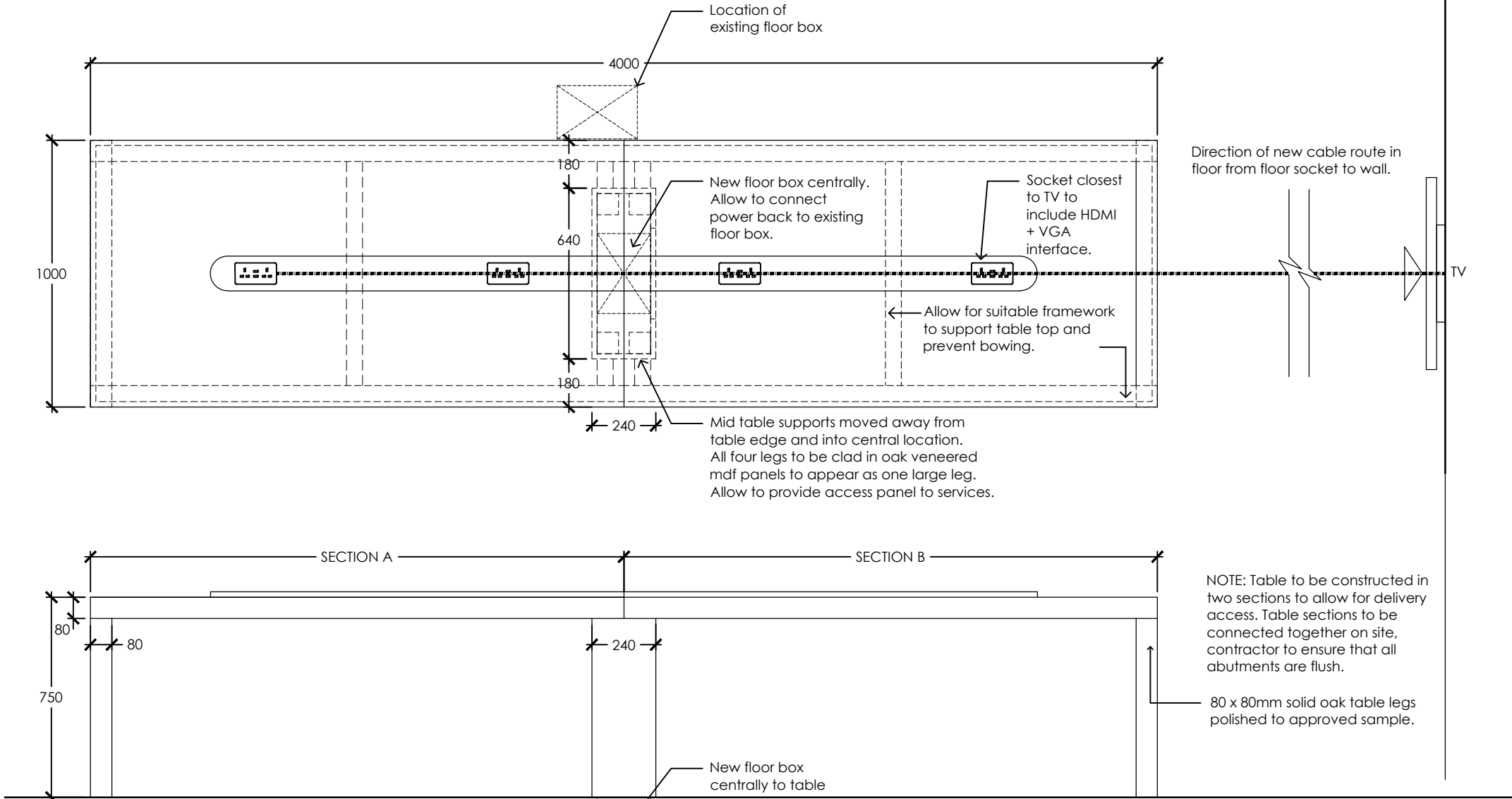


HIGH WINDOW TABLE: ELEVATION Scale 1:20 @A1

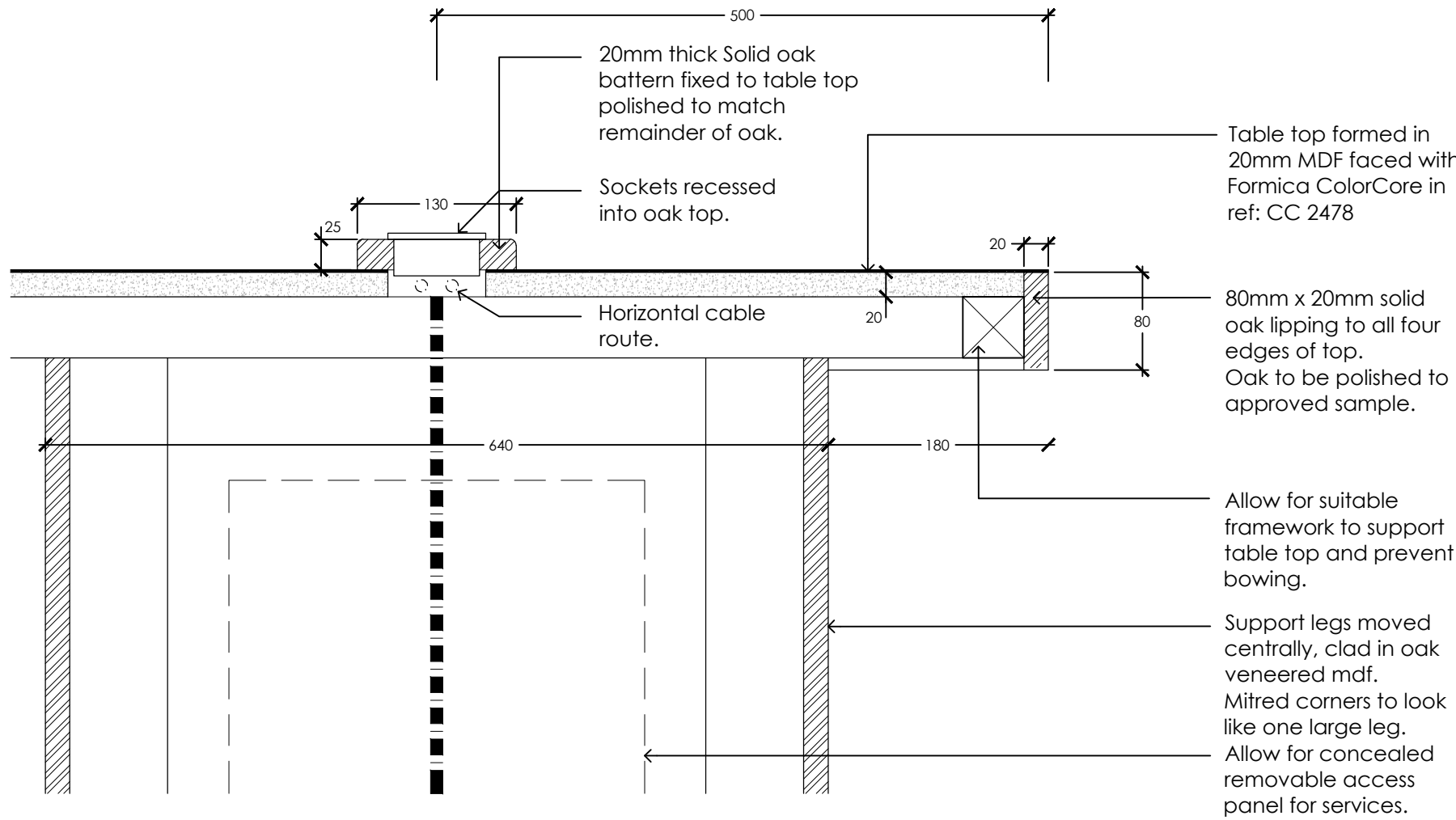


TYPICAL SECTION THROUGH HIGH TABLE LEG Scale 1:5 @A1

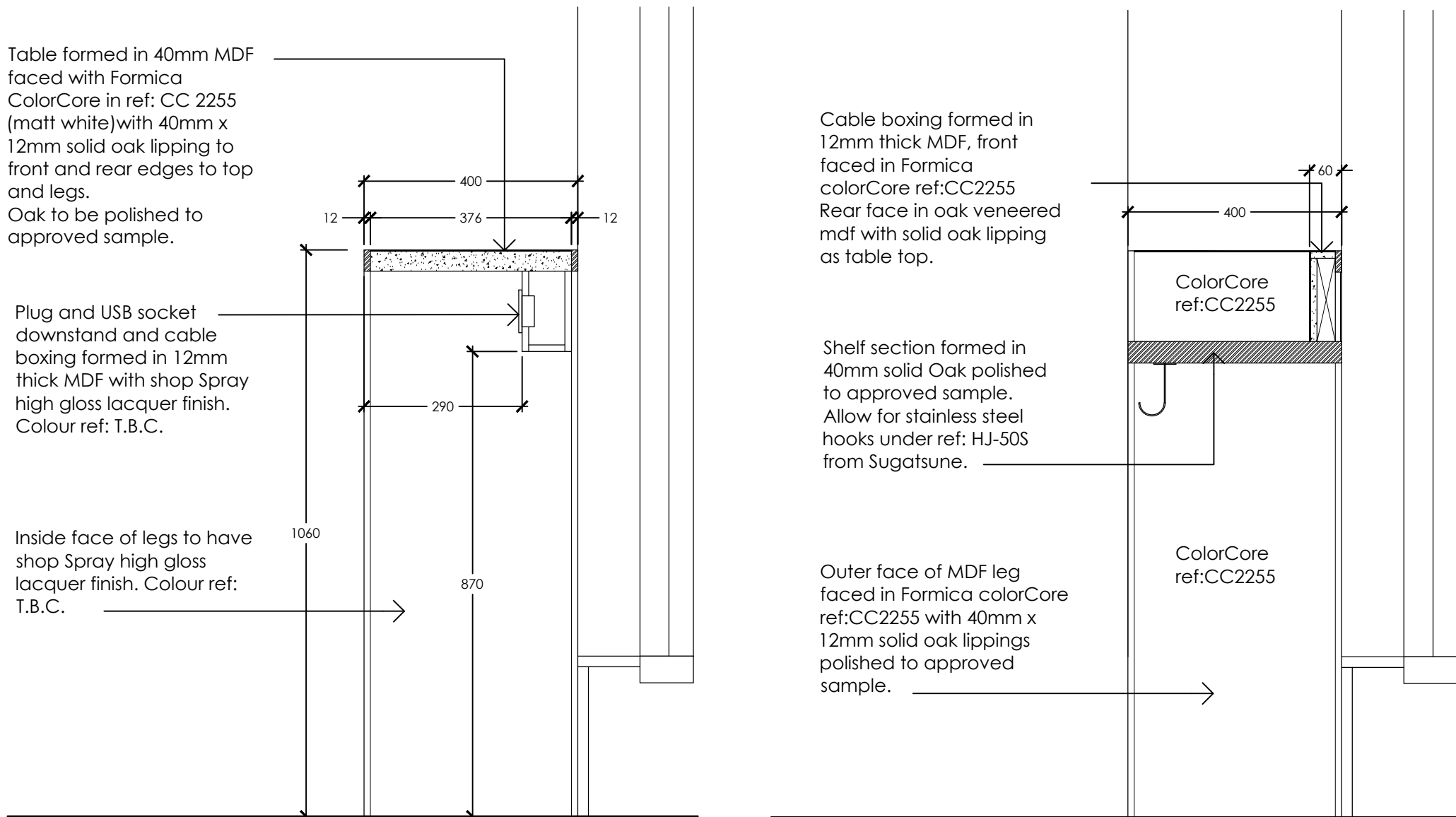
MEETING ROOM TABLE DETAILS.



MEETING ROOM TABLE: ELEVATION Scale 1:20 @A1



TYPICAL SECTION THROUGH MEETING TABLE TOP Scale 1:5 @A1



TYPICAL SECTION THROUGH TABLE Scale 1:10@A1

TYPICAL SECTION THROUGH SHELF Scale 1:10@A1

JOB REFERENCE

15090

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CLIENT

Seraphine Hotels

PROJECT

Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

Proposed Typical High Table,
Window Table & Meeting
Room Table Details

SCALE 1:100 SHEET **A1**

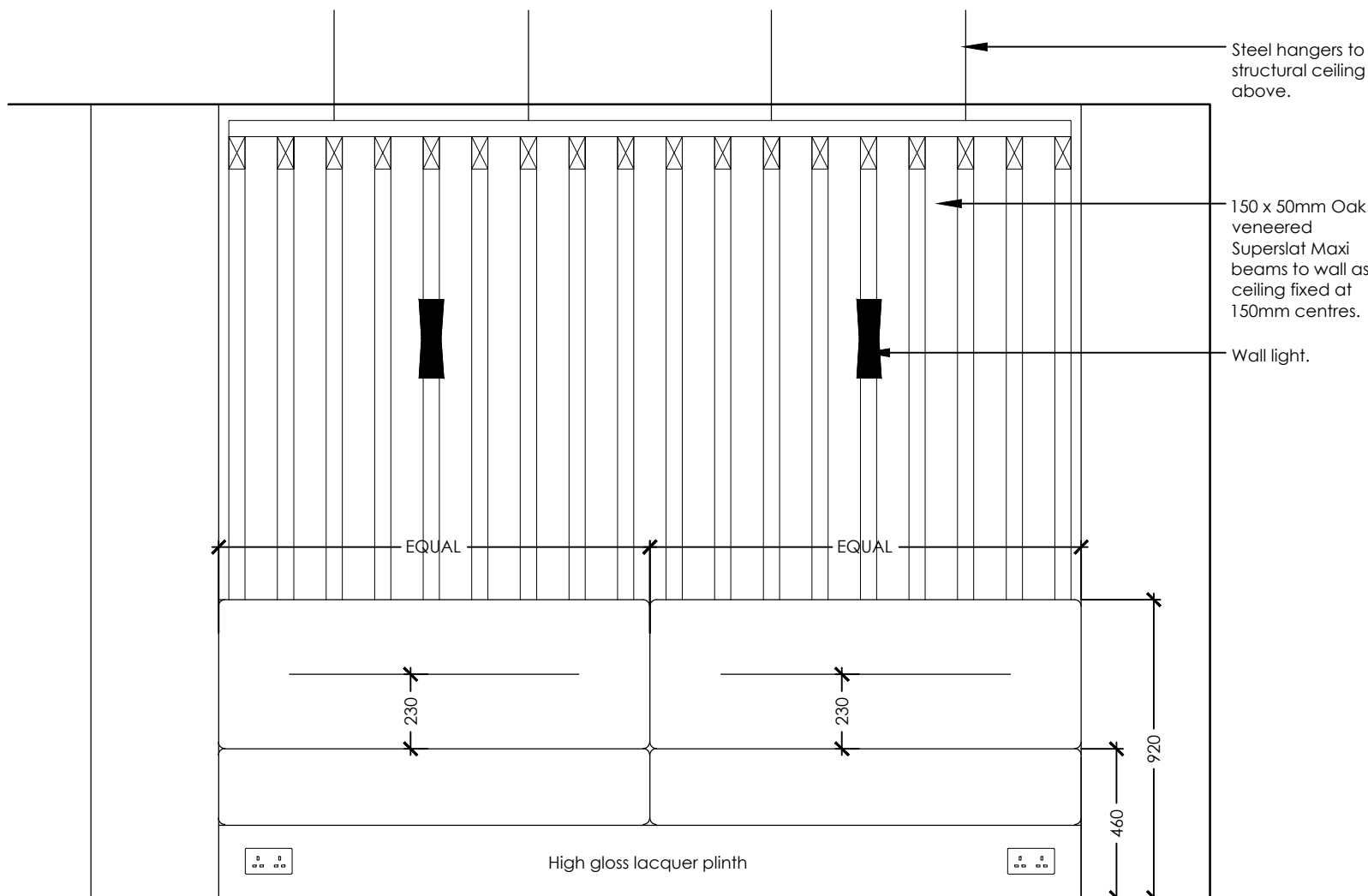
DATE Sep 2015 DRAWN RTT

TICK & DATE IF PRELIMINARY **PRELIMINARY**

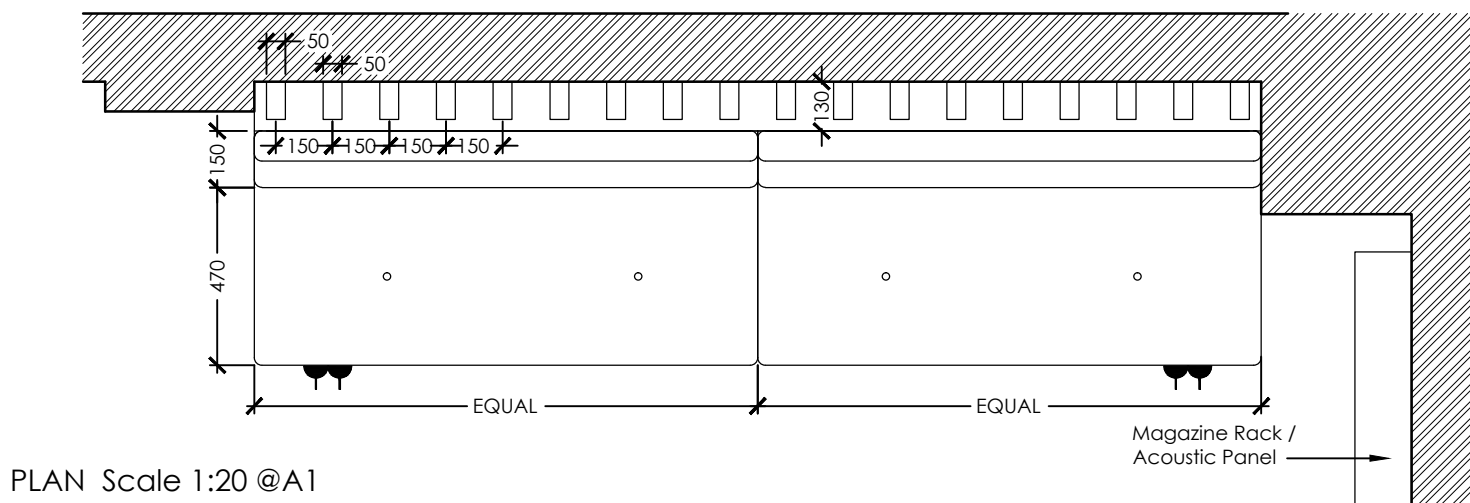
DRAWING NUMBER

226 -

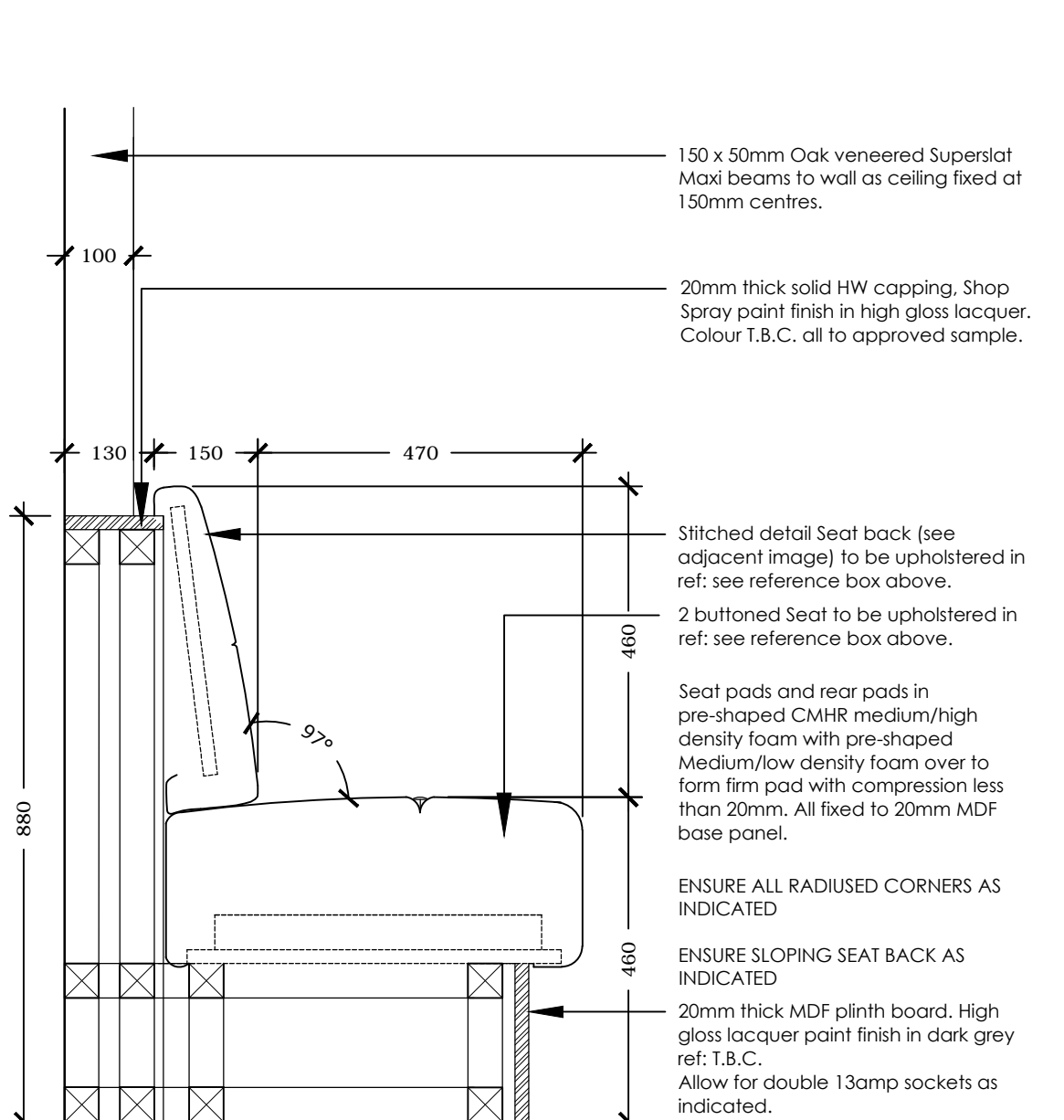
FIXED SEATING TYPE FS01 DETAILS



ELEVATION Scale 1:20 @A1



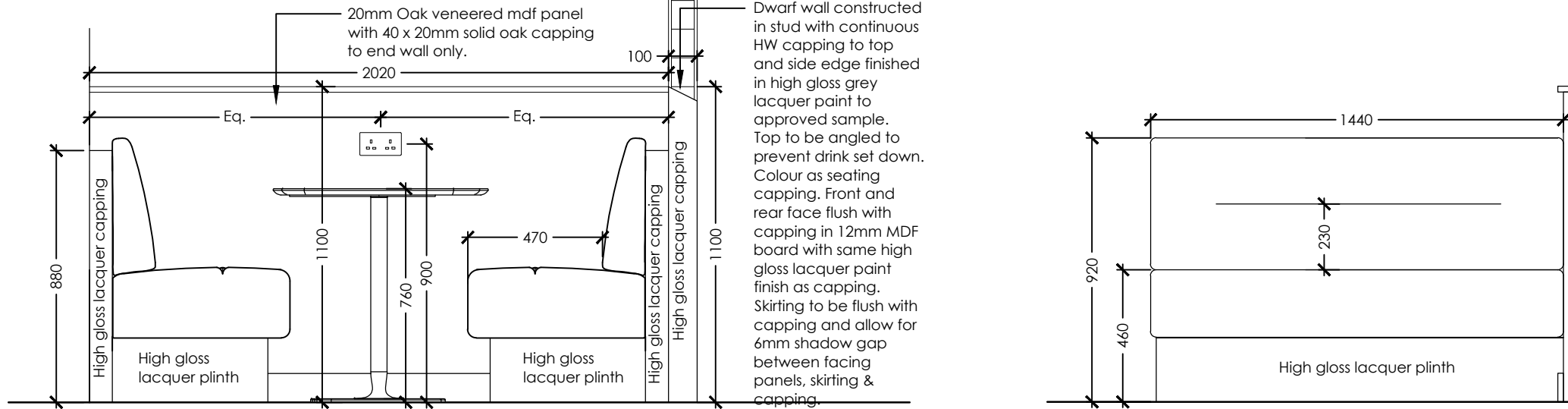
PLAN Scale 1:20 @A1



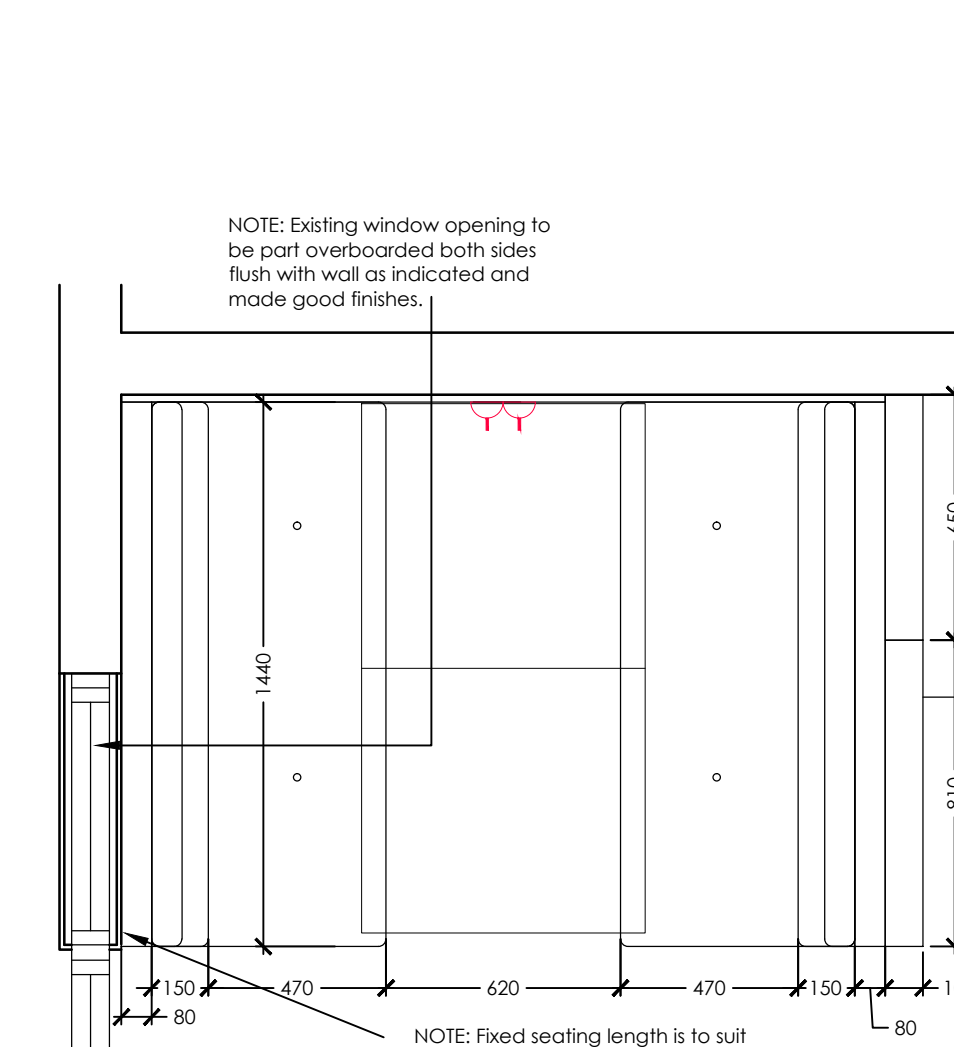
TYPICAL SECTION Scale 1:20 @A1

TYPE 'FS01, FS02 & FS03'
FIXED SEATING
UPHOLSTERY REFERENCES:
Seat & Seat Back
ref: KVADRAT / MAHARAM
Red Steelcut Trio CS21617
Note: fabric requirs Zirpro treatment
to achieve BS7176 Medium Hazard
Crib 5.

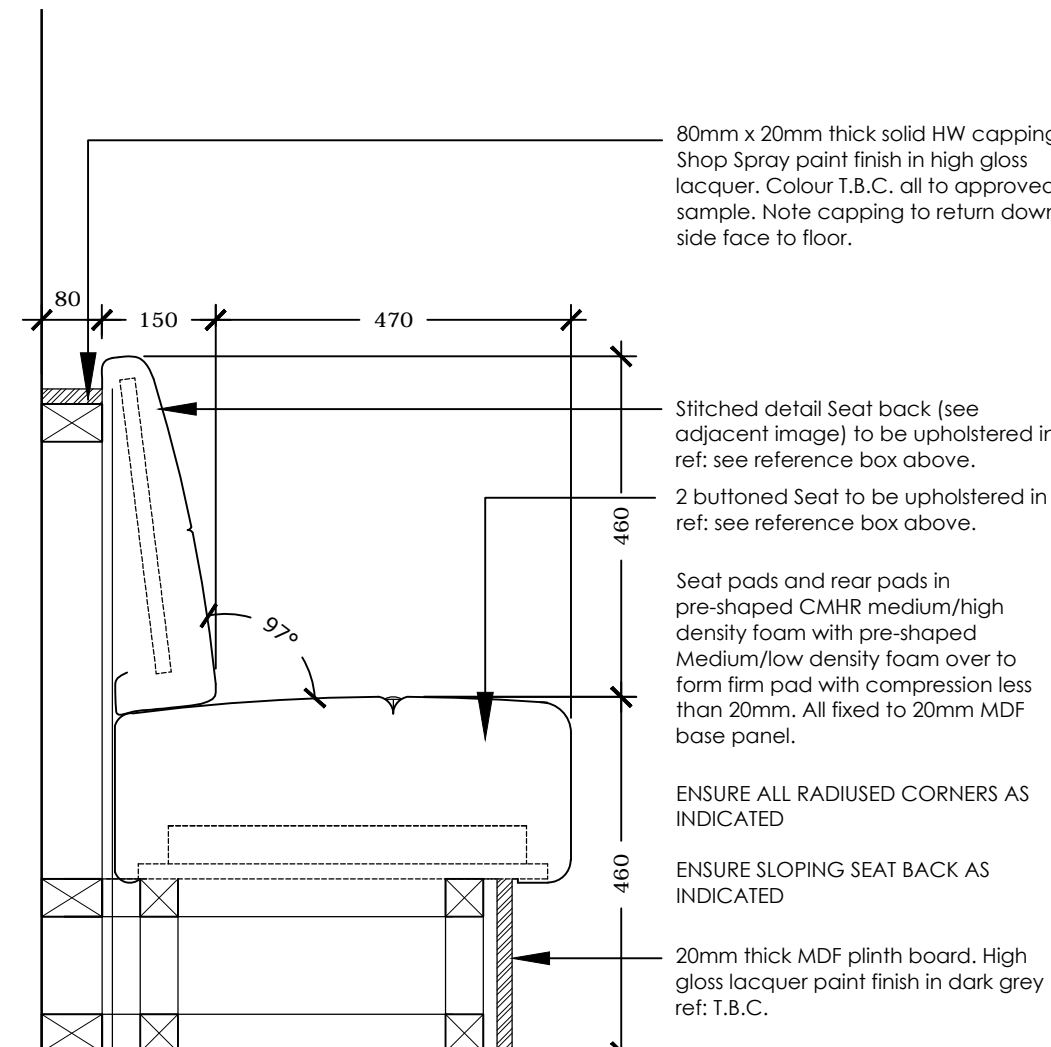
BOOTH SEATING TYPE FS03 DETAILS



SIDE ELEVATION Scale 1:20 @A1

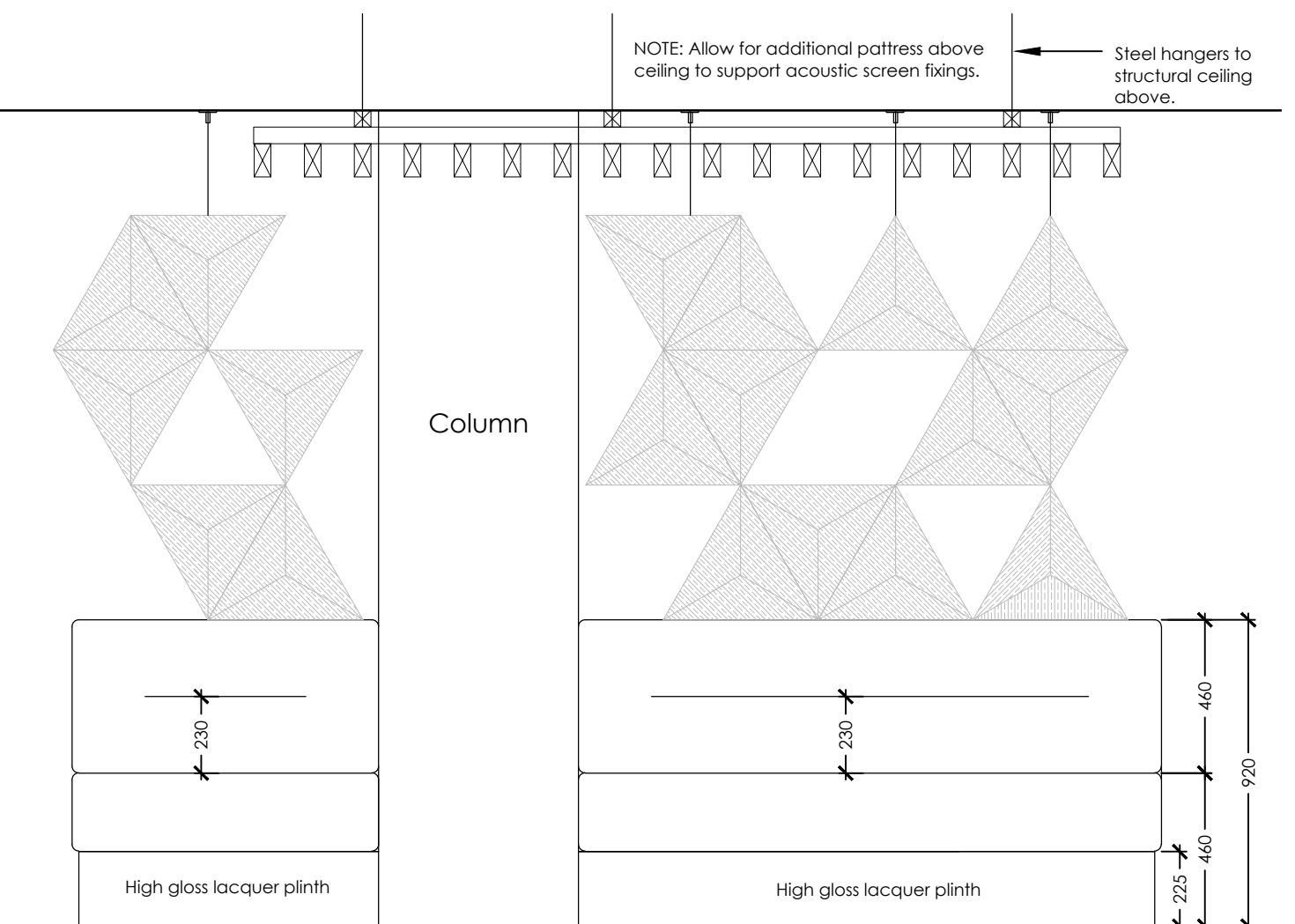


PLAN Scale 1:20 @A1

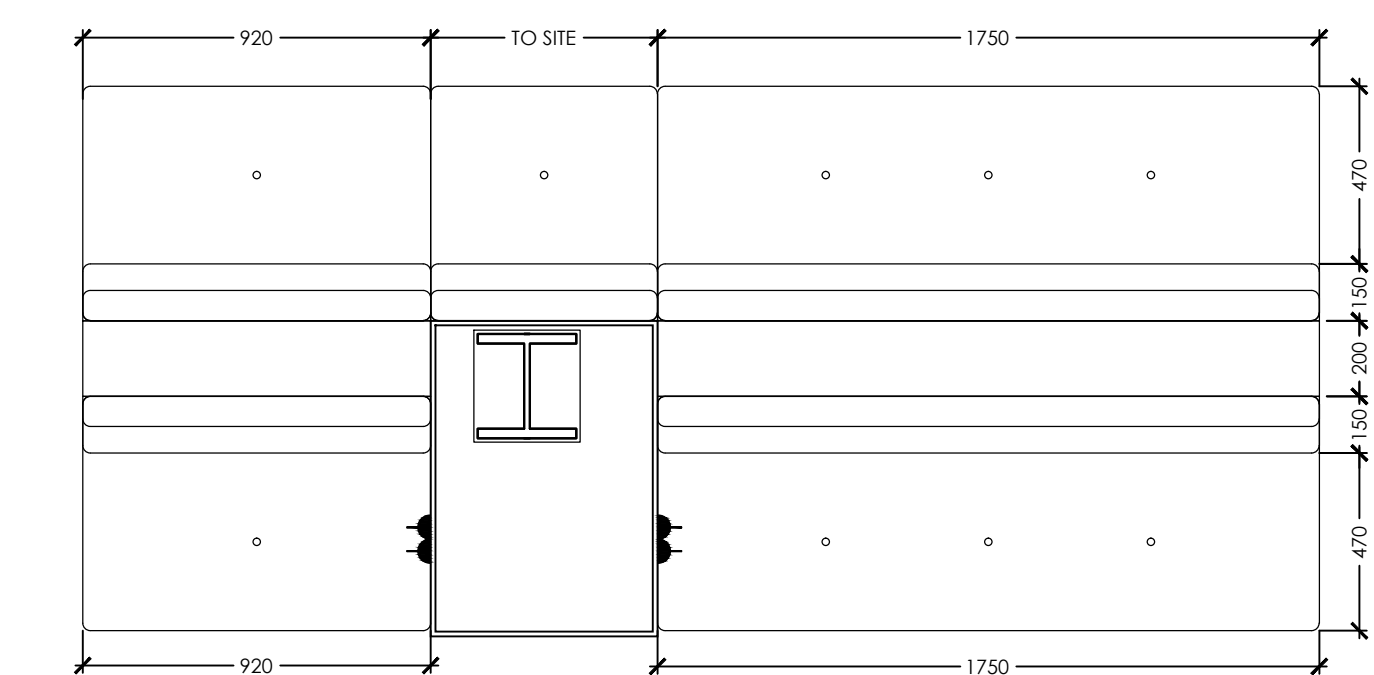


TYPICAL SECTION Scale 1:20 @A1

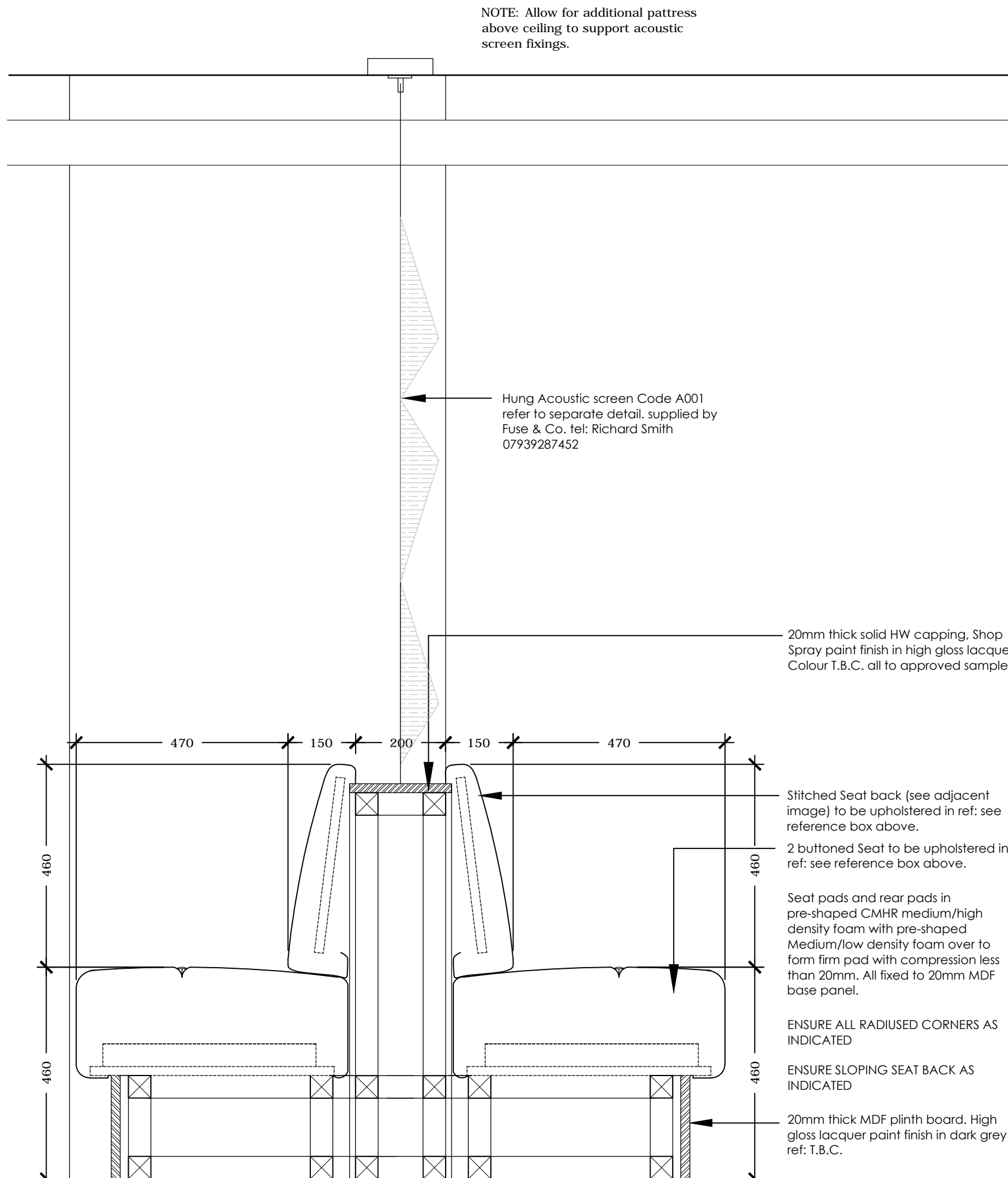
FIXED SEATING TYPE FS02 DETAILS



ELEVATION Scale 1:20 @A1



PLAN Scale 1:20 @A1



TYPICAL SECTION Scale 1:20 @A1

UPHOLSTERY FIRE RESISTANCE:

Furniture and fixed seating manufacturers to ensure that all fabrics, fillings and items comply with any regulations outlined in the NBS document and the applicable regulations and Codes of Practice set out by the Local Authority. The following should be used only as a guide:

A. Upholstered seating furniture should satisfy, as a minimum standard ignition source (cigarette test) specified in BS 5952, part 1 'Fire Tests for Furniture- Methods of Tests for the Ignitability by Smokers' Materials of Upholstered Composites for Seating'; and BS 5852, part 2 'Fire Tests for Furniture- Methods of Test for the ignitability of Upholstered composites for Testing by Flaming Source' for which latter standard crib ignition source 5 is the minimum standard.

B. Any fabric which has received a flame-retardant treatment, should be subject to the water soak test, details in BS 5651, independent certification should be provided from an accredited test organisation.

C. All composite certificates must be handed to the Designers for appraisal prior to manufacture.

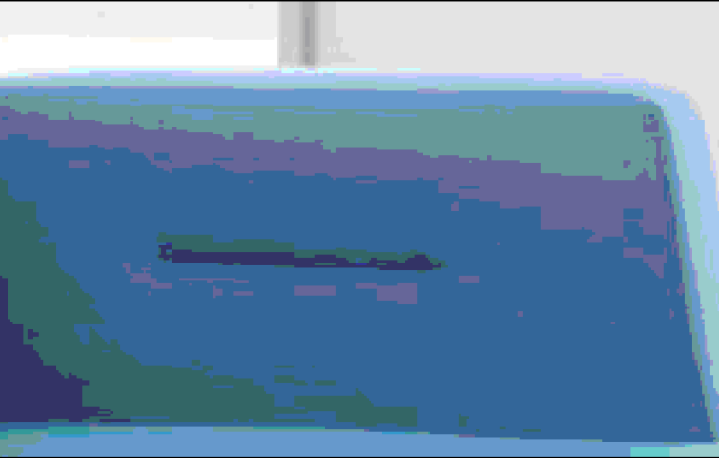
D. When providing certificates from testing stations, it should be noted that reference to Furniture and Furnishings (fire) regulations 1988 is not acceptable as this refers to Domestic furniture standard. The certificate must show a pass performance to Crib 5 BS 5852 1990 to satisfy the authorities. All fixed seating must display all relevant labling to confirm compliance with fire requirements.

JOB REFERENCE

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REFERENCE FOR SEATING BACK DETAIL.

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CLIENT

Seraphine Hotels

PROJECT

Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

Proposed Dining Area Typical
Fixed Seating Details

SCALE 1:20 1:10 SHEET **A1**

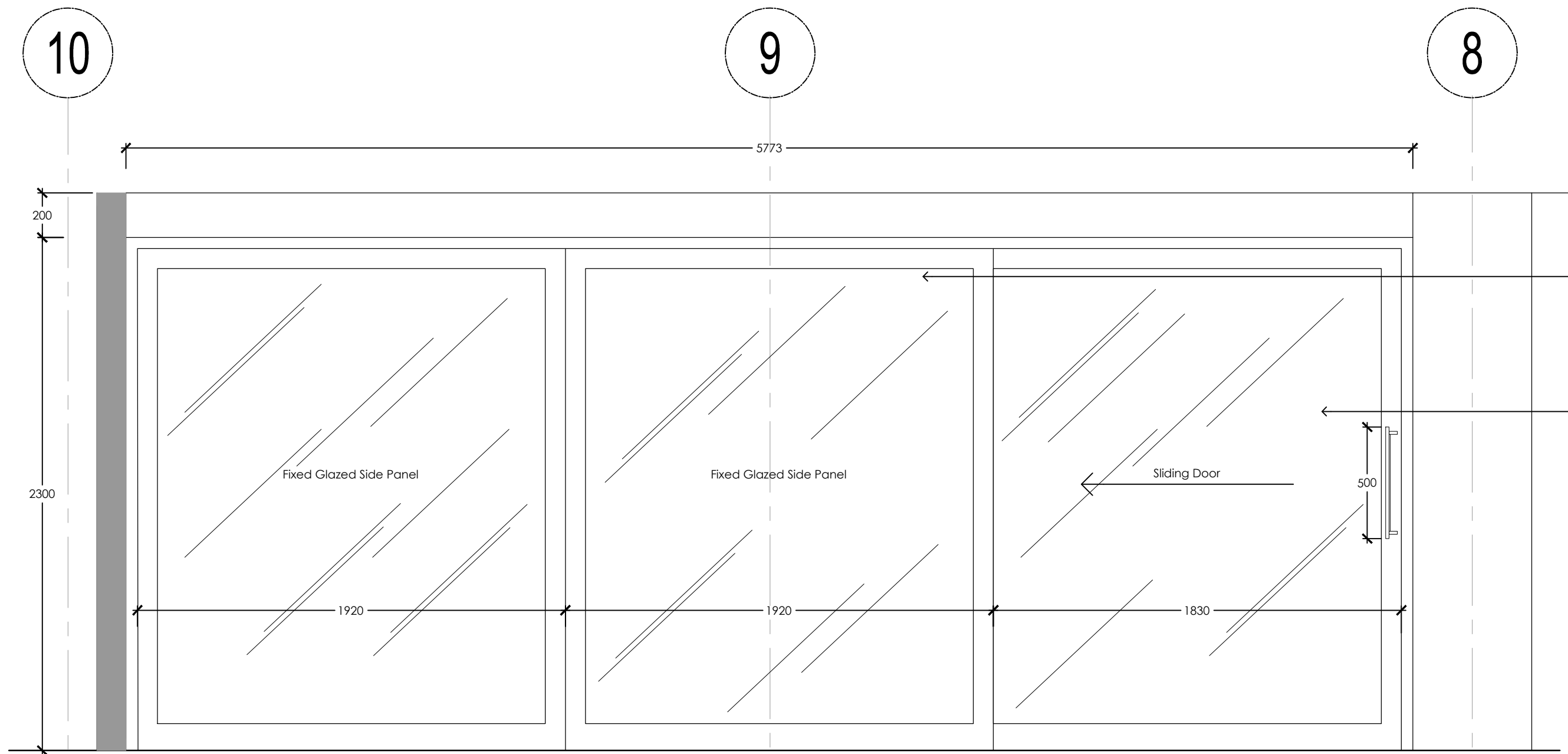
DATE Sep 2015 DRAWN RTT

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DRAWING NUMBER

227

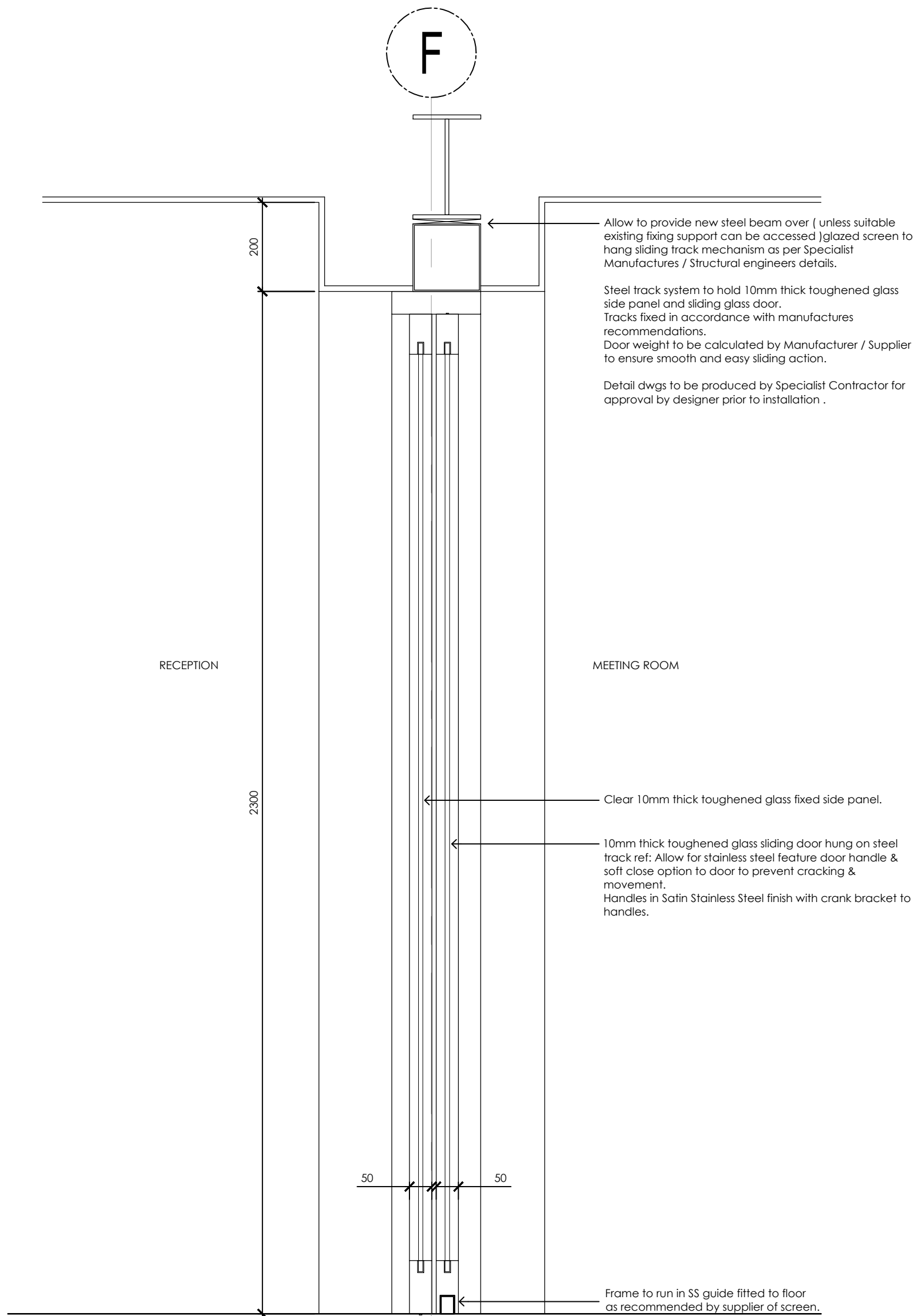
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MEETING ROOM GLAZED SCREEN ELEVATION - RECEPTION SIDE
Scale 1:20 @A1

Fixed glass side panel within 50mm frame in painted eggshell finish.
Colour Ref - Grey
Dulux 30B8 45/015
Fixed to head & structural floor.
10mm thick toughened glass sliding door hung on steel track ref: Forge Glass & Securiclear Aluminium Systems Tel: 0121 5850822
Allow for stainless steel feature crank bracket door handles. Door to stop 100mm short of fixed frame to avoid handle contact with fixed frame and to have soft close option to prevent cracking & movement.

NOTE: DETAIL SHOWN INDICATIVE ONLY.
SPECIALIST TO PROVIDE DETAILS FOR DESIGNERS &
CLIENT APPROVAL PRIOR TO MANUFACTURE.



TYPICAL SECTION THROUGH GLAZED MEETING ROOM SCREEN
Scale 1:10 @A1

Allow to provide new steel beam over (unless suitable existing fixing support can be accessed) glazed screen to hang sliding track mechanism as per Specialist Manufactures / Structural engineers details.

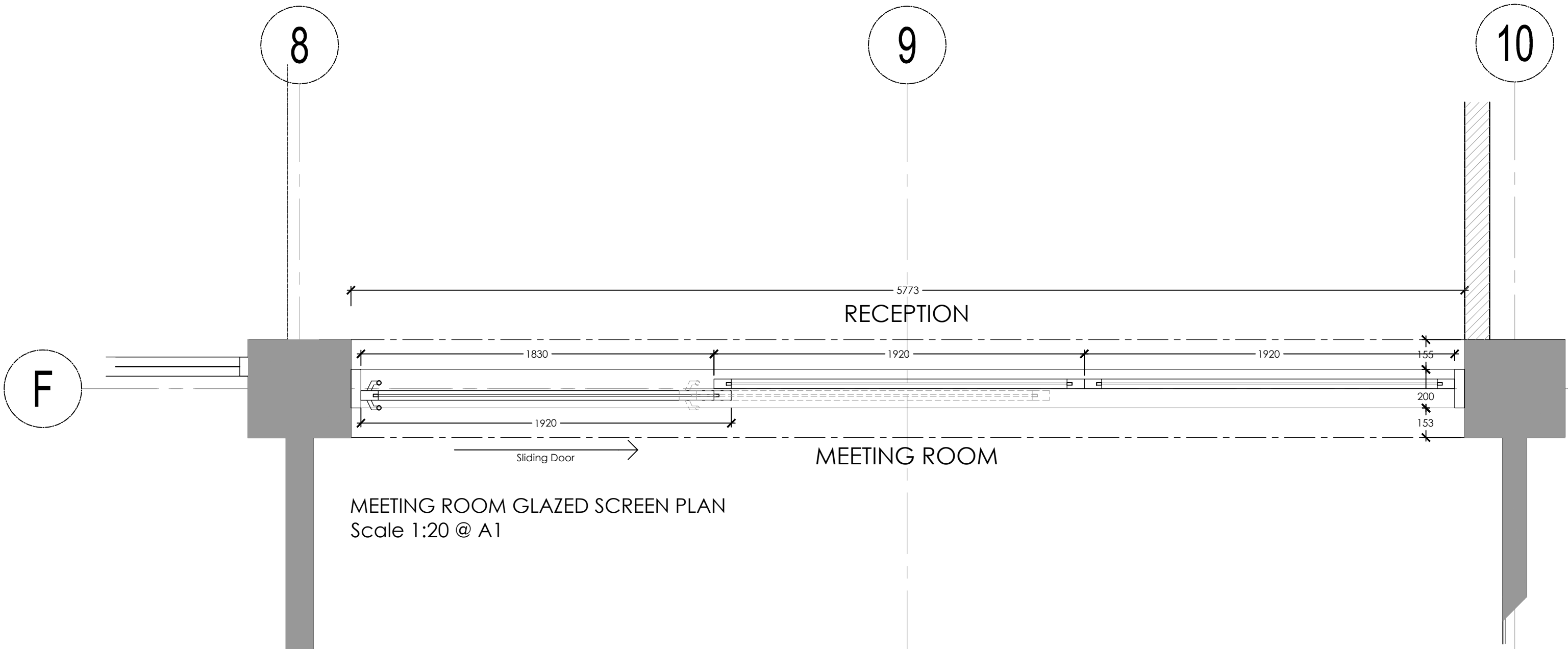
Steel track system to hold 10mm thick toughened glass side panel and sliding glass door.
Tracks fixed in accordance with manufactures recommendations.
Door weight to be calculated by Manufacturer / Supplier to ensure smooth and easy sliding action.

Detail dwgs to be produced by Specialist Contractor for approval by designer prior to installation .

Clear 10mm thick toughened glass fixed side panel.

10mm thick toughened glass sliding door hung on steel track ref: Allow for stainless steel feature door handle & soft close option to door to prevent cracking & movement.
Handles in Satin Stainless Steel finish with crank bracket to handles.

Frame to run in SS guide fitted to floor as recommended by supplier of screen.



MEETING ROOM GLAZED SCREEN PLAN
Scale 1:20 @ A1

JOB REFERENCE

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Note:
All design information and detail relates to original concept by forpeople

Note:
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CLIENT

Seraphine Hotels

PROJECT

Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

Proposed Typical
Meeting Room
Glazed Screen Details

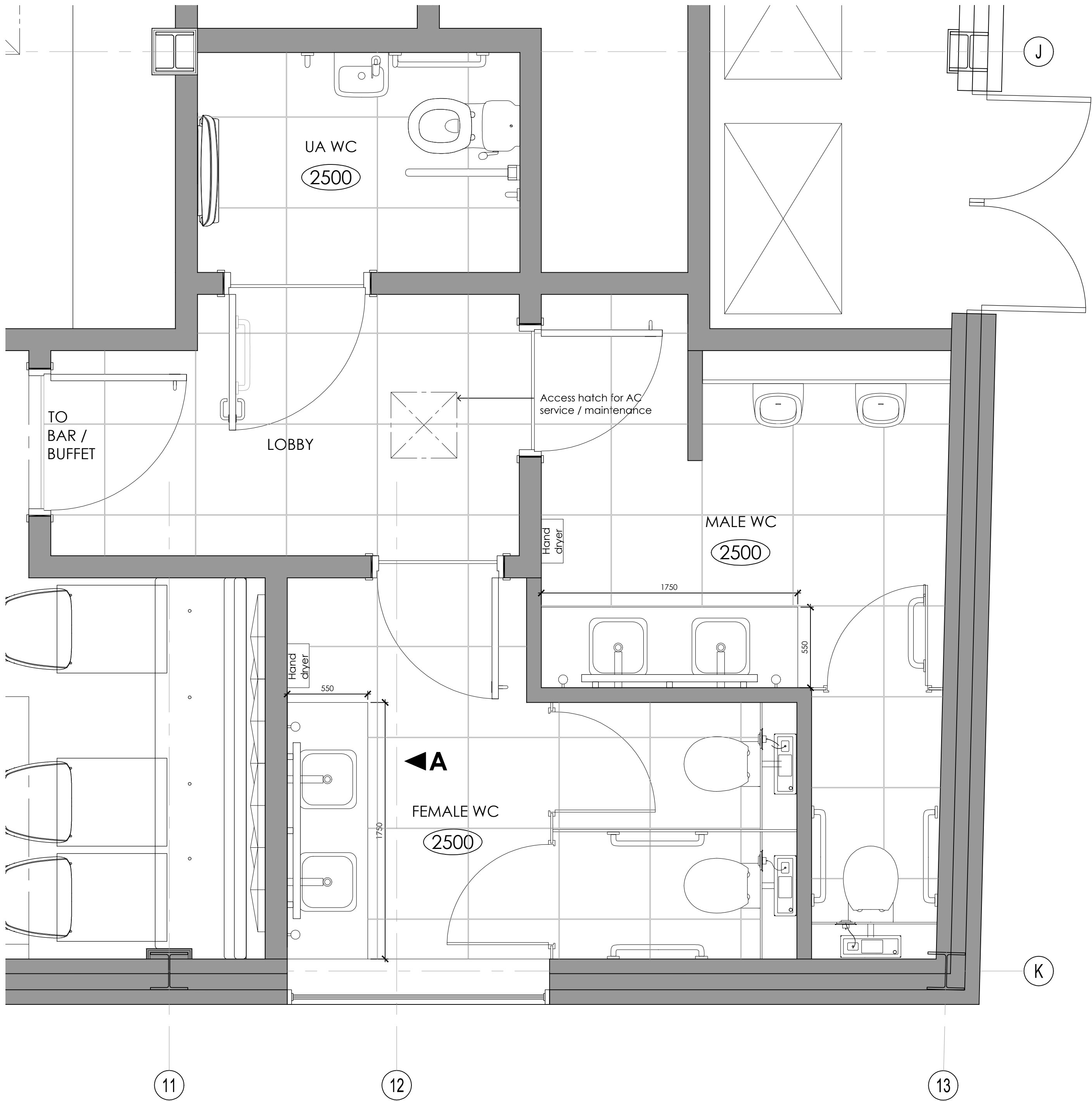
SCALE 1:100 SHEET A1

DATE Sep 2015 DRAWN RTT

TICK & DATE IF PRELIMINARY PRELIMINARY

DRAWING NUMBER

228 -



CUBICLES:
Armitage Venesta Unity Range, HPL specification in Graphite VEN275, with stainless steel hardware. Cubicle layout to be as shown, with IPS backpanel for WC's, finished to match. 1no. ambulant disabled compliant cubicle with outward opening door and brushed stainless steel handrails to comply with Doc M to each - Ladies & Gents.

IPS PANELS TO URINALS:
Armitage Venesta IPS pre-plumbed urinal panels, HPL specification to panels and SGL to flashgaps. All to be finished in Graphite VEN275.

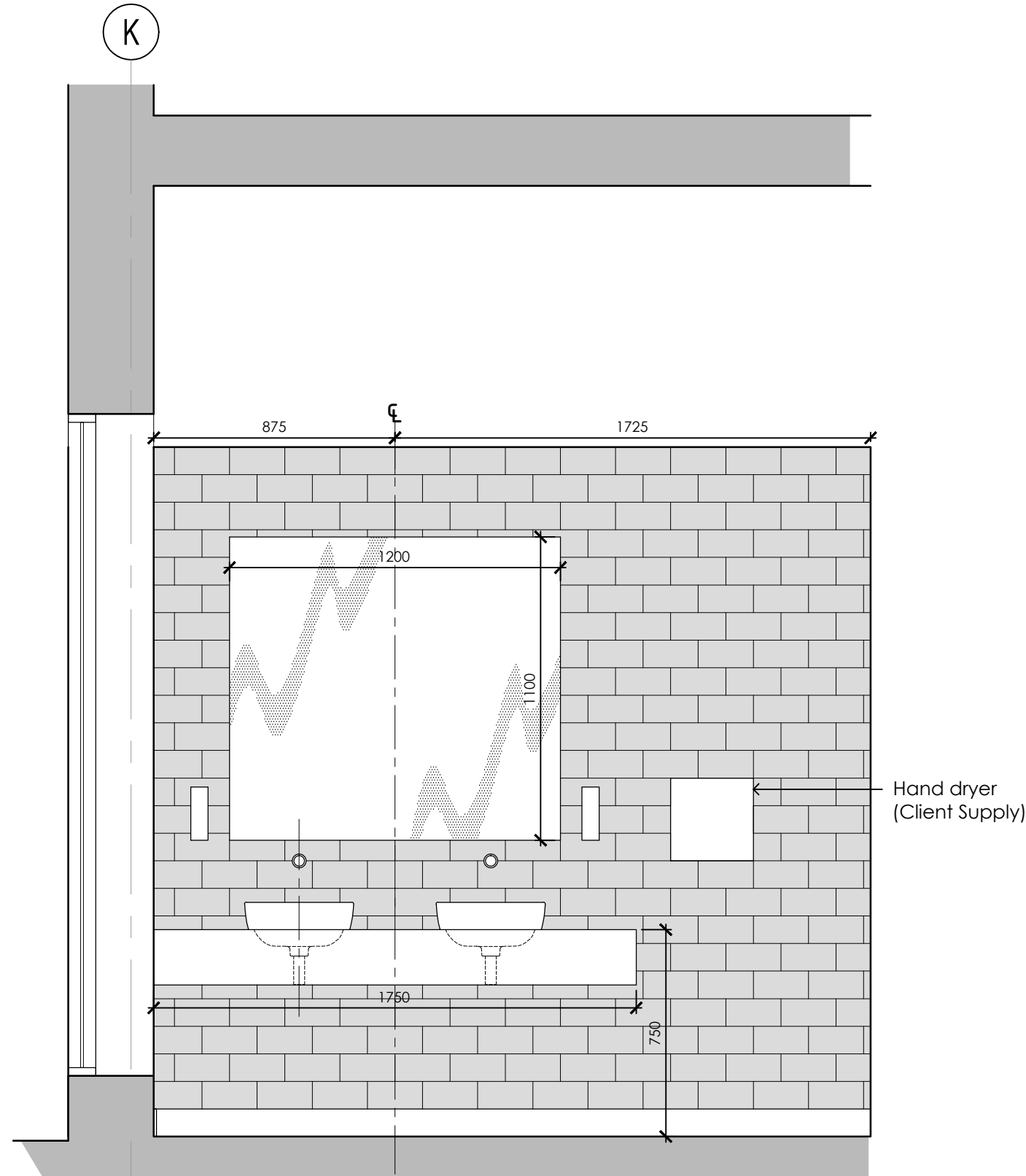
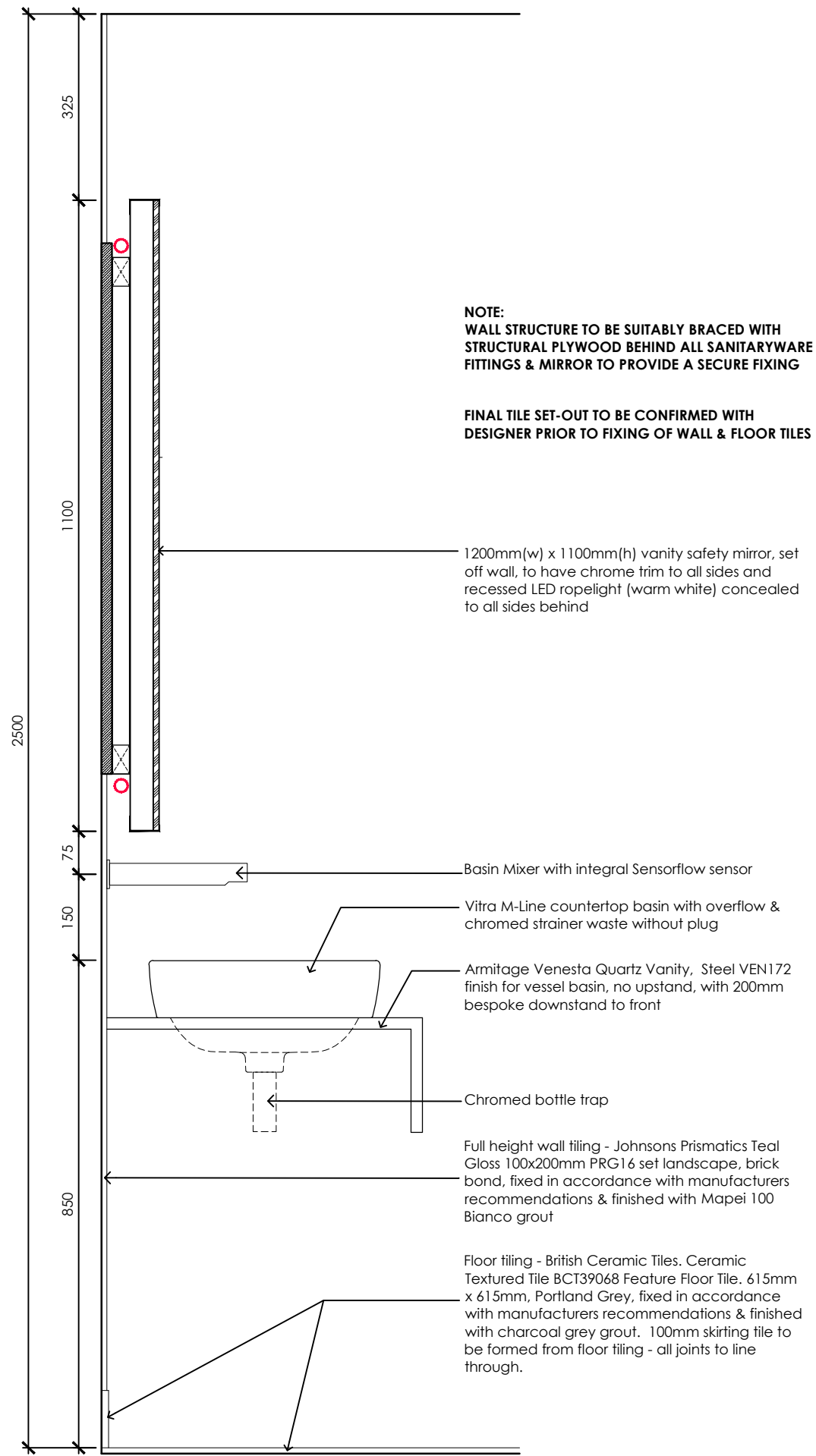
VANITIES:
Armitage Venesta Quartz Vanity G5/Q5 profile for vessel basin, without upstand, with bespoke 200mm downstand as shown. Vanity to be manufactured from Quartz Steel VEN172.

FINISHES: Refer to drawings: 15068-2**

SANITARYWARE, BRASSWARE & ACCESSORIES:

WC'S - Ideal Standard Concept Wall Mounted WC pan with hotisontal outlet, soft close seat & cover, concealed cistern & Sensorflow WC flush.
URINALS - Ideal Standard Jasper Morrison Bowl Rim flush, fully concealed urinal, mains flushing with Sensorflow Urinal Flush.
WASH BASINS - Vitra M-Line Countertop Washbasin 40cm without taphole, with overflow, with chromed strainer waste, no plug and chromed bottle trap.
TAPS - Armitage Shanks Sensorflow 21 Compact Wall Spout 23cm with integral sensor.
DOC M PACK - Armitage Shanks Doc M Contour 21 Close Coupled Pack RH White (AC).
BABY CHANGE UNIT: - Magrini MH42 Horisontal Baby Changing Unit, White Fleck.
SOAP DISPENSERS - Armitage Venesta Wall Mounted Cylindrical Liquid Soap Dispenser, Stainless Steel ref: 0302508.
COAT HOOKS - Armitage Venesta Coat Hook, satin chrome, ref: 0380060.
HAND DRIERS & TOILET ROLL DISPENSERS - Client supply, for fixing by Main Contractor.

Note - All to be supplied with associated fixtures, fittings and connections to complete installation.
Allow for electrics to Sensorflow controls.



JOB REFERENCE

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DIMENSION ARE INDICATIVE AND SHOWN FOR PRICING PURPOSES ONLY. CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND COMPLETE A SITE SURVEY BEFORE MANUFACTURE OR ORDERING OF ANY ITEM

All specified FF&E and all finishes/FITTINGS to be installed or applied in conjunction with manufacturers recommendations

DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS

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CLIENT

Seraphine Hotels

PROJECT

Holiday Inn Express
Findlater House, Dublin

DRAWING TITLE

Proposed Typical
WC Details

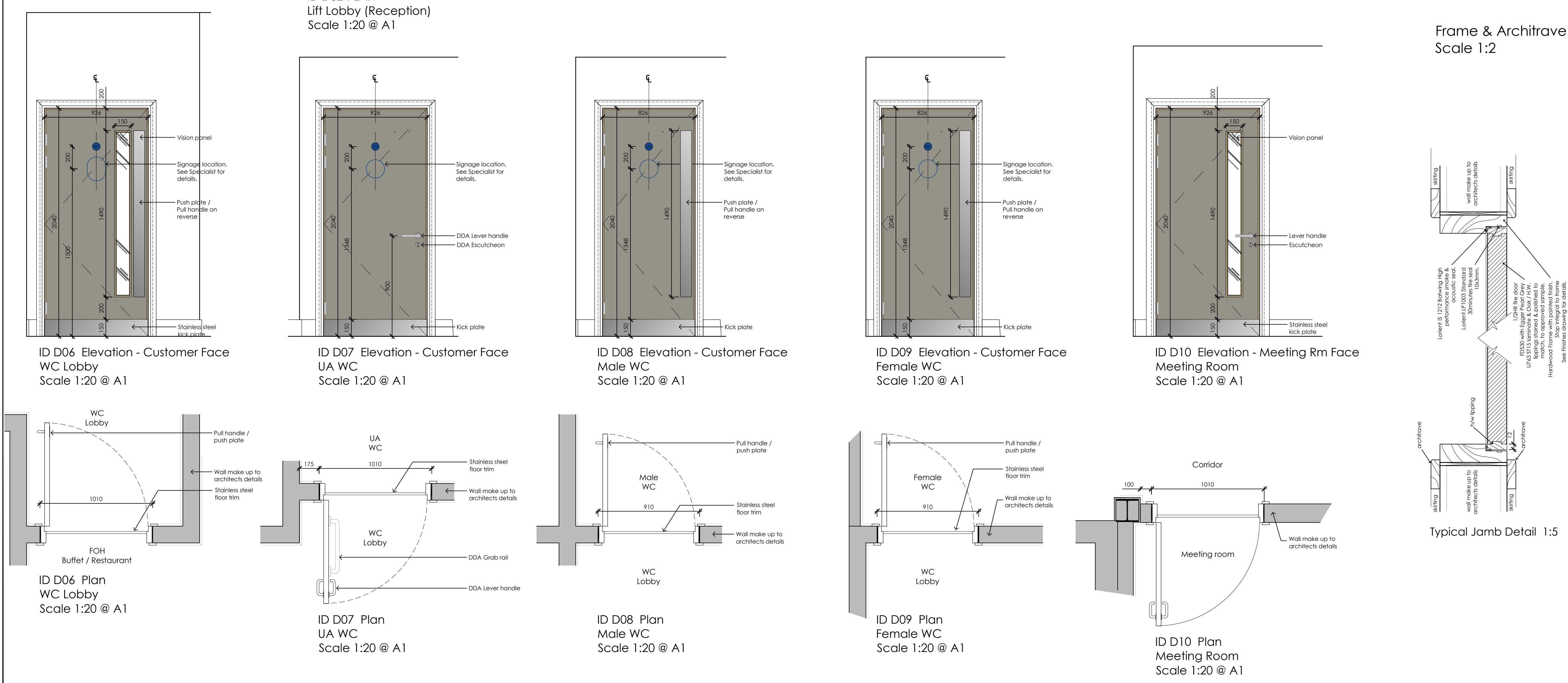
SCALE 1:50 @ A1	SHEET A1
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DATE Sep 2015	DRAWN RTT
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JOB REFERENCE

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DOOR NOTES

TO BE READ IN CONJUNCTION WITH DOOR / IRONMONGERY SCHEDULES & FINISHES DRAWING

FIRE RATINGS OF DOORS ARE TO BE DETERMINED BY ARCHITECT

FIRE EXIT DOORS TO BE CONFIRMED BY ARCHITECT

ALL IRONMONGERY TO BE SUPPLIED BY IRONMONGERY SPECIALIST, ASPEX OR SIMILAR.

ASPEX
TEL: 0116 278 3506
CONTACT: DAVID SMART

DDA PUBLIC AREA TOILETS:
REFER TO IRONMONGERY SCHEDULE FOR DDA TOILETS SPECIFICATION TO INCLUDE SUITABLE LEVER HANDLE, INDICATOR BOLT WITH THUMB TURN & RELEASE, DELAY ACTION DOOR CLOSER WHERE REQUIRED, AND APPROPRIATE DOOR SIGNAGE TO DOORS IN PUBLIC AREAS

FRAMES TO DOORS GENERALLY TO BE HARDWOOD
PAINTED
ARCHITRAVES & SKIRTING TO BE MDF SHOP SPRAY PAINTED
SEE FINISHES DRAWING FOR SPECIFICATION

DOORS TO BE FINISHED IN EGGER PEARL GREY U763 3T15
LAMINATE & OAK / H.W. UPPINGS STAINED & POLISHED TO MATCH, TO APPROVED SAMPLE. FINISH TO BE THE SAME ON BOTH SIDES.

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REV	NOTES	DATE	BY
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<div><div>CLIENT</div><div>Seraphine Hotels</div></div>			
<div><div>PROJECT</div><div>Holiday Inn Express Findlater House, Dublin</div></div>			
<div><div>DRAWING TITLE</div><div>Proposed GF Public Areas Typical - ID Door Details</div></div>			
<div>SCALE 1:20 @ A1</div>		<div>SHEET A1</div>	
<div>DATE Sep 2015</div>		<div>DRAWN RTT</div>	
<div>TICK & DATE IF PRELIMINARY</div>		<div>PRELIMINARY</div>	
<div>DRAWING NUMBER</div> <div>230</div>		<div>-</div>	